

## StreetSpace Botanic

Everyday streets are at the core of urban life, they sustain a complex mix of activities, different types of people and histories of generations that lived in them. These streets are often taken for granted as essential public spaces. They are made by the buildings that flank them and the people that live in them. This is StreetSpace's fifth year working as a collaborative yearlong live project. MArch students worked on the area of Botanic in Belfast focusing on housing and mobility. They investigated its streets and people, and dealt with the problems and potentials of vacancy, dereliction and density, especially focusing on future housing and mixed-use potential of the neighbourhood. The students spent a significant amount of time investigating Botanic area and the community that lives in it, to be able to formulate informed and professional proposals for programs and good quality buildings in the area. Collaboration with Forward South Partnership and neighbourhood groups was essential to be able to work with resident groups across Donegall Pass and Holyland. The ongoing funding by Public Engagement at Queen's and Department for Communities enables all this work to be shared through workshops and publications. We would like to thank all those involved in this process.

StreetSpace Botanic

StreetSpace Botanic



**Streetspace Botanic**  
MArch Unit - 2022/23  
Queen's University Belfast

*Supervisor*  
Agustina Martire

*Editors*  
Agustina Martire  
Caitlin McCormick  
Emily Ireland

*Collaborators*  
Holyland and Donegall Pass residents  
Forward South Partnership  
Belfast City Council  
Aisling Rusk - Studio Idir  
Tom Jefferies  
Anna Skoura  
Federica Banfi  
Belfast City Council  
Birgit Hausleitner - TU Delft  
Dag Petersson - Royal Danish Academy  
Royal Danish Academy students  
Sunjay Mathuria  
PPR - Take Back the City  
Ruth Hunter  
Dominic Bryan  
Paddy Gray

*Funders*  
Department for Communities  
Public Engagement at Queen's

*Students*  
*MArch 2*  
Caitlin McCormick  
Duan Ma  
Dylan Isaac  
Francesca Logan  
Gabriela Kacprzy  
Louisa Evans  
Merin Antonye  
Reece McKeever  
Stuart Petticrew

*MArch 1*  
Amelia Low Chuan Yin  
Darragh Hamilton  
Emily Ireland  
Ian Bagasala  
Ioanna Boumpalou  
Maria Elena Calingasan Cariaga  
Shreya Chhajer



## **Acknowledgements**

We would like to thank the Department for Communities Regeneration and Housing divisions for their ongoing funding and support, and Public Engagement at Queen's who have funded the public engagement activities of the project. We would like to thank Federica Banfi for her knowledge and support in ethnographic methods and Anna Skoura for her expertise in graphic anthropology. Also many thanks to planners Dr Laura Michael, Professor Brendan Murtagh and James Hennessey in principles of mobility and public participation in the area. Our consultants this year were Brigit Hausleitner and Aisling Rusk. Birgit's research comprises work on urban diversity and mixed-use cities. Ailsing's work pushes the boundaries of local architectural practice by liaising with local communities and investigating urban environments from peace lines to alleyways. We would also like to thank Michelle Wilson, Laura Haslett and Callie Persic from Belfast City Council who gave us useful feedback and advice on matters of the neighbourhood. Also thanks to Ruth Hunter, Dominic Bryan and Paddy Gray for their contribution to discussions on public health, conflict and housing. Thanks to Dag Petersson and the Royal Danish Academy students for joining us for a month. And especially thanks to the students for their wonderful work, commitment and dedication.

Agustina Martire

*'Any existing, functioning urban area has structure and identity, even if only in weak measure... A frequent problem is the sensitive reshaping of an already existing environment: discovering and preserving its strong images, solving its perceptual difficulties, and, above all, drawing out the structure and identity latent in the confusion.'*

## Introduction

StreetSpace studio is now in its fifth year, working as a collaborative yearlong live project. MArch students worked on the area of Botanic in Belfast focusing on housing and mobility. They investigated its streets and people, and dealt with the problems and potentials of vacancy, dereliction and density, especially focusing on future housing and mixed-use potential of the neighbourhood.

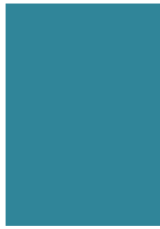
This year's chapter builds up on work done since 2020 in the Open Botanic and Open Shaftesbury Projects. Open Botanic was focused on understanding the complexity of movement on Botanic Avenue and perceptions of the public about the street, concluding with a proposal to pedestrianise the avenue. Open Shaftesbury built up on this work to engage more closely with the communities surrounding the area leading to a community festival held on Botanic Avenue on November 20th. The data collected in those projects led to engage further with members of the community to provide a plan for potential housing and mixed use to improve the area. We collaborated with the Department for Communities, Belfast City Council and Forward South Partnership in association with Donegall Pass and Holylands community groups, to highlight the priorities for this area and deal with real possibilities of regeneration and transformation while respecting the existing social and physical fabric of the streets studied. This studio also builds up on years of StreetSpace research projects: Gentle Densities and Build Back Better Mapping Exercise. The Gentle Densities Project (for DfC Housing Division) investigated medium density, mixed use and public participation as vehicles to deliver appropriate housing in Belfast; and the Build Back Better Mapping Project (for Participation and the Practice of Rights and Oak Foundation) identifies public land for social housing for vulnerable communities.

The students in this studio spent a significant amount of time investigating Botanic area and the community that lives in it, to be able to formulate informed and professional proposals for programs and good quality buildings in the area. In this studio, students experienced becoming an architect in the complex reality of everyday life and the role they can have as designers in driving and delivering good quality, inclusive, mixed use housing and adequate mobility to communities that sorely need it.

Agustina Martire



# TABLE OF CONTENTS



HOUSING . . . 8



MOBILITY . . . 80



ETHNOGRAPHY . . . 120



PROPOSALS . . . 156





# HOUSING







## **Botanic, Holyland and Donegall Pass Area**

The site in question located in south Belfast can be divided into the Botanic / Holyland area and Donegall Pass separated by the trainline which cuts through the area.

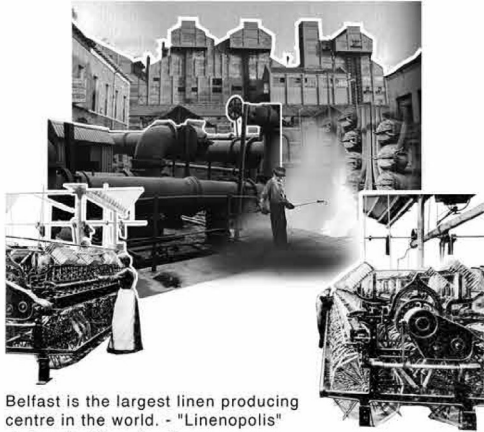
Botanic is a predominantly student focused area with over 50% of the housing within the area being HMO accommodation which has caused issues with the local permanent residents.

The Donegall Pass area is contentious due to high levels of deprivation reflected in health, mental and educational attainment. Due to redevelopments within the area in the late 70's which resulted in a Cul-de-Sac formation of housing fractured the fabric of the area and disconnected Donegall Pass significantly. This was in large part a result of the Troubles as local decision making was removed from council.

The aim was to demagnetise the city and the redevelopment of the housing which resulted in a decrease from 1500 to 600 houses with most of the people in the area being moved to nearby satellite towns. A problem which has been highlighted is how car dominated Botanic and Donegall Pass have become with Shaftsbury Square and Botanic Avenue being the key concerns.

'The facade separates two conditions: the outside and the inside, the public and the private. It is a very sensitive element: a functional skin, the representational element, and a boundary, protecting the inner and negotiating with the outer world.'

Birgit Jürgehake



Belfast is the largest linen producing centre in the world. - "Linenopolis" during the Victorian Era.

Gasworks was the central power source for the rapid economic growth, supplied gas for street lighting and domestic and industrial use.



Donegall Pass was a district of well-paid artisans and small merchants by late-Victorian times. The housing no longer sufficient for the residents to have bathroom and a space for car.

pre - 1960 ○

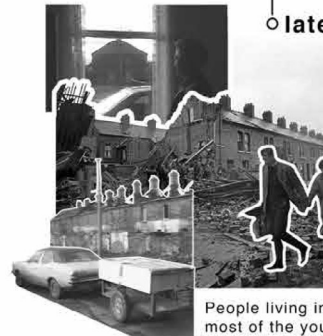
1960s ○



1960s ○

Belfast's economic suffered serious decline since the 1960s, exacerbated greatly in the late 1960s by the civil unrest of The Troubles. Most of the manufacturing jobs have been lost since then.

For 30 years, Northern Ireland was scarred by a period of deadly sectarian violence known as "the Troubles."



late ○

People living in most of the young moved away. H left empty.



Housing Act (Northern Ireland) 1963



Magill Pass is invested and Northern Ireland Housing Executive took over the job to redevelop. Development Association strongly encourage to build family accommodation rather than a small flat for the residents - Housing Act 1963 was launched.



Character of the area remains. The shared service concept - there are no streets instead of pleasantly paved area is shared by the residents who houses are designed in a group or in a courtyard style.

1970s ○

1980s ○



1960s



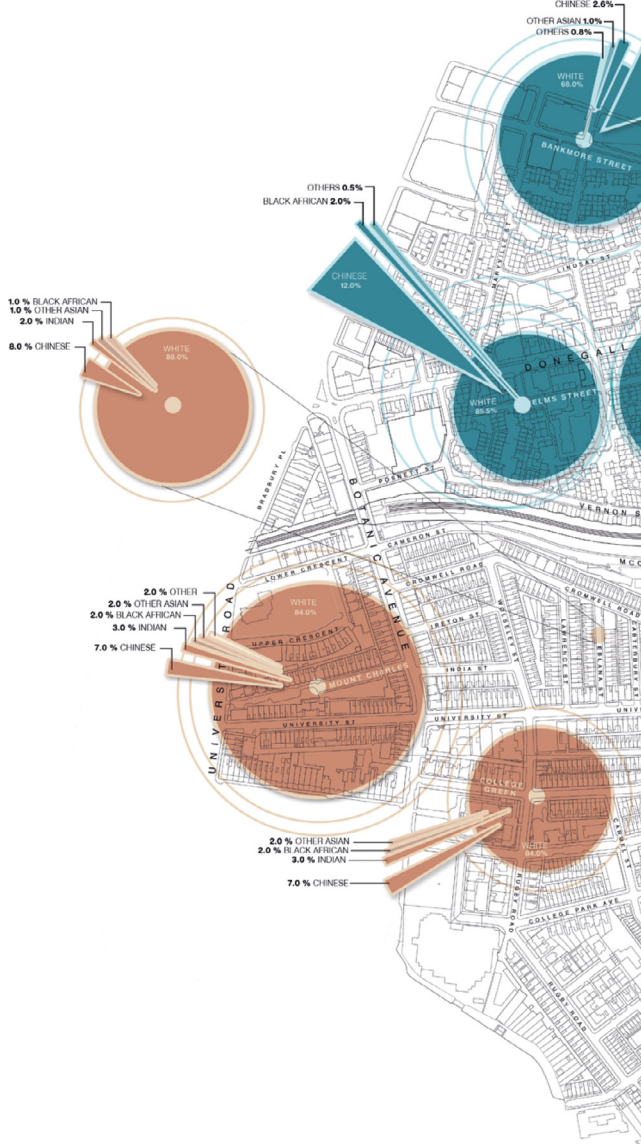
... fears and young family houses are

late - 1970s ○

Planners work together with the community during redevelopment. Some houses are demolished and others remain being refurbished to provide temporary accommodation for the people in demolished area.

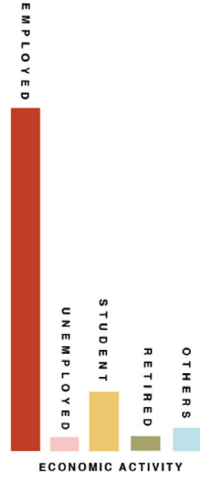
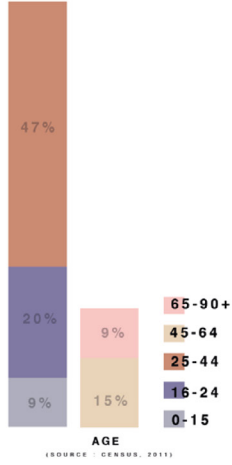
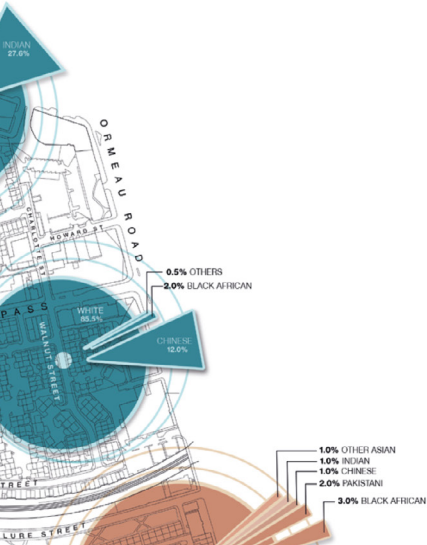


### DONEGALL PASS + THE HOLYLAND

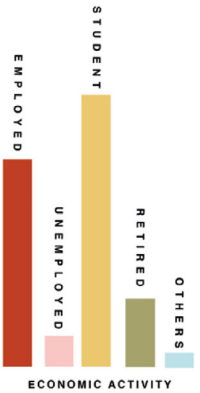
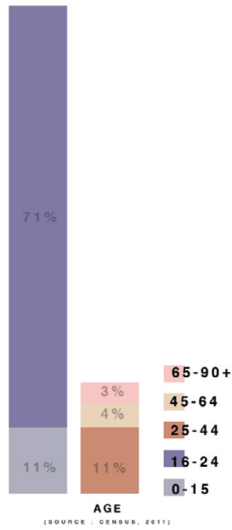




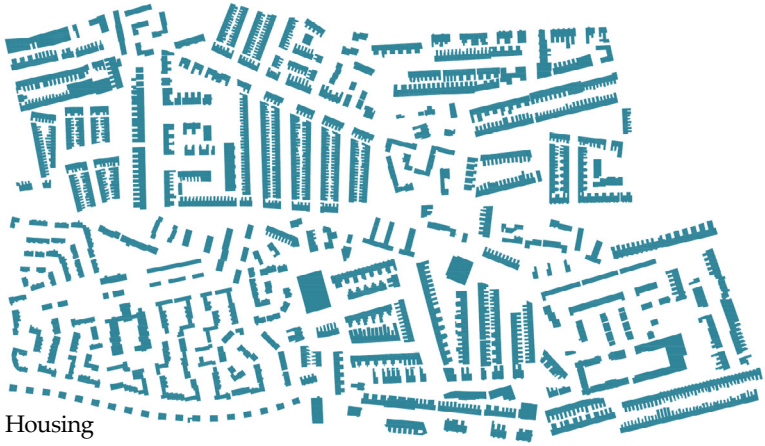
### DONEGALL PASS



### THE HOLYLAND







Housing



Hospitality



Vacant Buildings



Retail



Carparks



Brownfield



Green Space



Community



Offices



Infrastructure

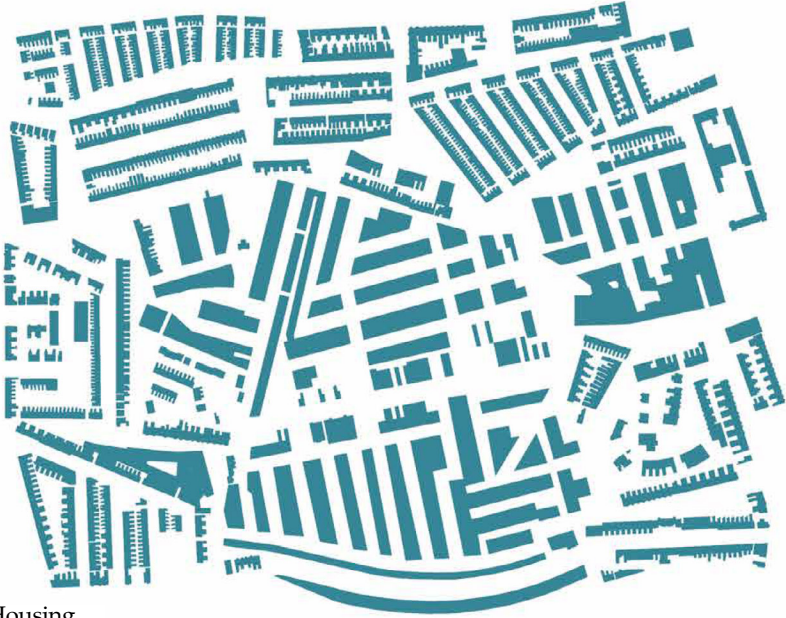


Religion



QUB Property





Housing



Hospitality



Vacant Buildings



Retail



Green Space



Community



QUB Property



Offices



Infrastructure



Religion

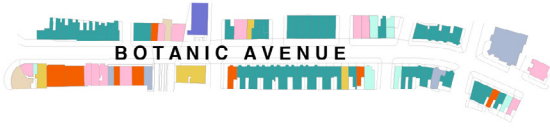
Past Ground Floor Use Map (1963)

*'The more successfully a city mingles everyday diversity of uses and users in its everyday streets, the more successfully, casually (and economically) its people thereby enliven and support well-located parks that can thus give back grace and delight to their neighbourhoods instead of vacuity.'*

## **The Evolution of the Area over time**

The Botanic and Donegall Pass area have experienced a lot of change over the past 60 years. There has been a significant decrease in housing levels following the demolition and redevelopment of Donegall Pass. The rearrangement of terrace housing to a cul-de-sac layout create a defensive style of architecture commonly found in areas also redesigned during this time such as the Markets community, located nearby. A major issue present in the area is a lack of housing, this is in part due to land banking and a poor allocation of land zoning. To the north of Donegall Pass are a high volume of brownfield sites, ground surface car parks and several vacant buildings.

There has been an expansion of Queen's University Belfast in the Botanic and Holylands area as they continue to accumulate more properties. As the University has grown, the surrounding area has evolved over time to facilitate more hospitality and retail units seen in previous years.



1963

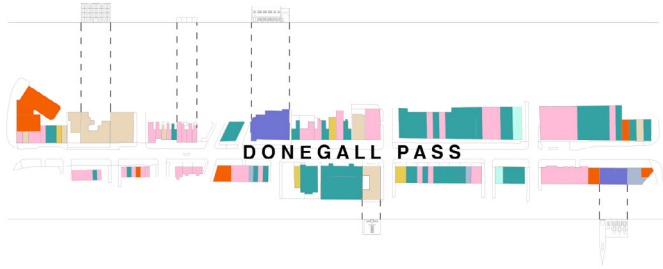


2022

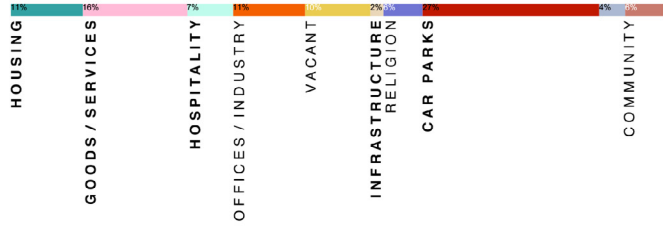
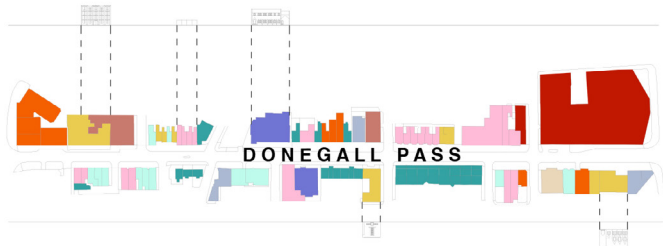




1963



2022



Past Ground Floor Use Map (1963)

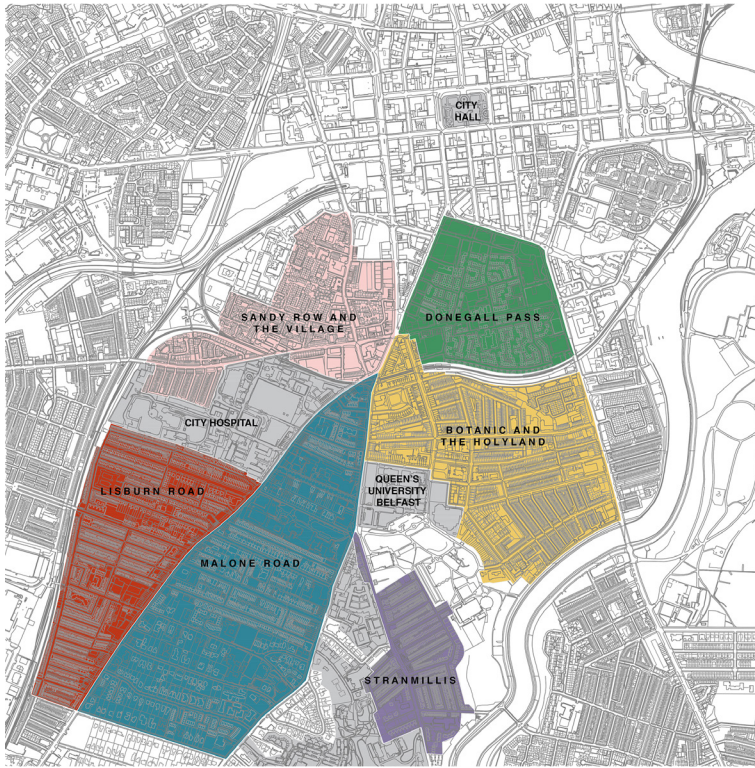
*'The High Street is about more than merely shopping: it is a community space where we routinely go to meet friends, have a drink, post our letters, have our haircut, visit a library, collect our prescriptions, perhaps take in a movie or some theatre; space in which to stroll, saunter or just hang out.'*

## **The Evolution the High Street**

The impact of the change in the Donegall Pass and Botanic area has resulted in a significant shift in the urban fabric from a much larger amount of housing in both cases to a shift towards hospitality and industry. This has had a significant impact on the feeling of community within the area especially as the shift in industry is not indicative of the needs of people in the area with several participants in our ethnography studies noting the loss of the post office and local butcher as major losses.

Along Botanic Avenue there has been a significant reduction of housing along the high street. There is also a reduction of office space as working patterns have changed. These spaces have been demolished or redeveloped into car parks, retail units or hospitality premises as the population has shifted from permanent residents to a more transient student population.

Along Donegall Pass similar themes are present. Housing and services have been reduced in favour of more hospitality and office spaces. A large car park occupies a portion of the street and there is also an increase in vacant buildings along Donegall Pass.



### Number of HMO's in the Areas Surrounding Queen's University Belfast

Sandy Row and the Village	.	.	.	26 HMOs
Donegall Pass	.	.	.	1 HMO
Botanic and the Holyland	.	.	.	1053 HMOs
Malone Road	.	.	.	338 HMOs
Lisburn Road	.	.	.	544 HMOs
Stranmillis	.	.	.	448 HMOs

## HMOs in Belfast

Houses in Multiple Occupation (HMOs) can be defined as a building or part of a building that is 'occupied by three or more persons as their only or main residence from more than 2 households' (BCC).

Prior to 2019 there was little regulation within the system until the Houses in Multiple Occupation Act (Northern Ireland) 2016 came into effect, which makes it a statutory requirement for all HMOs in Northern Ireland to be licensed.

This is one of the provisions implemented by council to control the level of HMOs in residential areas of Belfast. According to legislation only 30% of the total housing in a policy area can be licensed as a HMO. In areas such as the Holylands that number is closer to 45% of the total housing with some streets being 86% HMOs.

While conducting research in the Holyland area, one of the main complaints from residents was the general lack of maintenance of HMOs negatively impacting the area's aesthetic as well as a distrust of landlords following years of poor relations; the majority of HMOs in the Holylands are held by a few individuals.

Factors such as the lack of private/public student housing are partly responsible for the rise of HMOs in the areas around QUB and hopefully the development of new student accommodation in the city centre and northern Belfast will help to ease this problem in the future.








Housing



HMOs  
(House in Multiple Occupation)

-  Botanic Studios (Private - 156 rooms)
  -  Asher House (Private - 253 rooms)
  -  Mount Charles (QUB - 157 rooms)
- (PBSA) Purpose Built Student Accommodation

% of HMOs in the Holyland Area

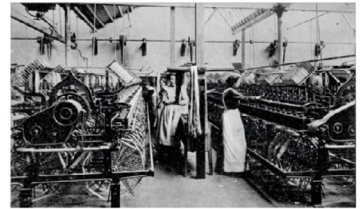
Agincourt Avenue	58%
Agincourt Street	61%
Botanic Court	20%
Cadogan Street	69%
Cairo Street	54%
Carmel Street	73%
College Green	33%
College Park Avenue	45%
Collingwood Avenue	85%
Curzon Street	59%
Damascus Street	65%
Dudley Street	86%
Fitzroy Avenue	34%
Fitzwillian Square	24%
Harrow Street	67%
Jerusalem Street	63%
Magdala Street	39%
Palestine Street	73%
Penrose Street	59%
Rugby Avenue	60%
Rugby Court	5%
Rugby Parade	14%
Rugby Road	16%
Sandhurst Road	50%
Southview Street	22%
The Cloisters	3%
University Avenue	43%
University Street	18%

HMO Housing Breakdown



1 8 6 3

1 9 0 0



The area of Botanic and Donegall pass was largely a wooded area that was undeveloped.

Industry was beginning to develop with the gasworks and the introduction of the train lines to the area.

Most of the infrastructure in the area was dedicated mostly to education purposes

With the increase in the population in Belfast, the area began to develop with the boom in industry. This required the previously wooded areas to be redeveloped into housing. These houses were closely located to the gasworks and the linen quarter. The finished train line also attracted people to the area which benefited the growing linen trade.





1 9 6 3



The growing impact of sectarian violence as well as the worsening conditions of the 19th century housing in terms of density meant that there were pressures to mend the housing situation in the area.



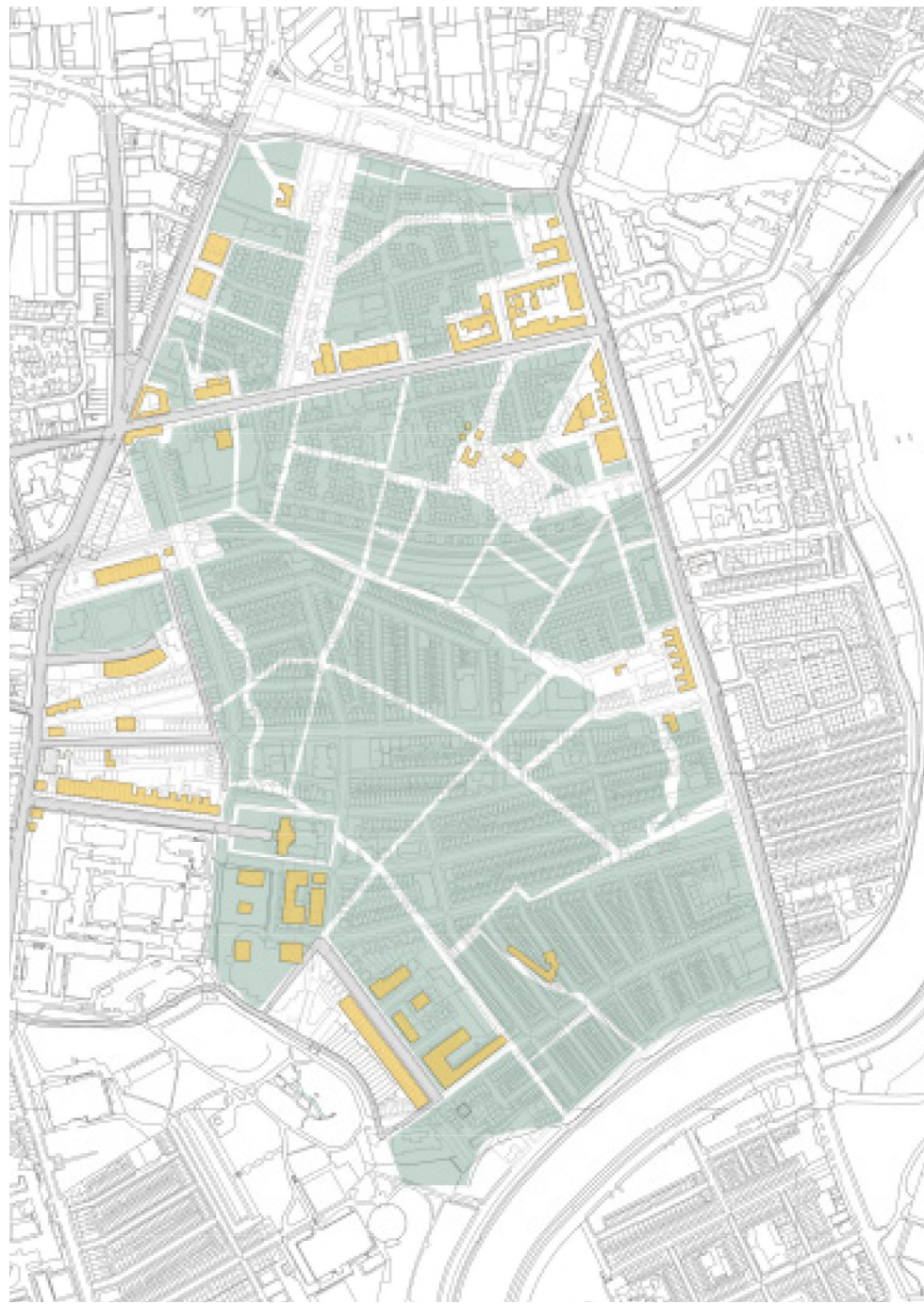
2 0 2 2



Because the decision to redevelop the area was removed from local council the resulting plans were for a cul-de-sac design for the area and a decrease in the amount of houses in Donegall pass from 1500 to 600.

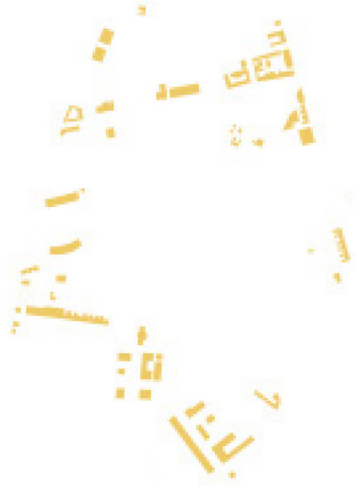
The area of Botanic has become dominated by students with approximately half of housing in the area being HMO.

The Historic Change of the Area (1963 - 2022)





2022 Housing



1800 Housing



2022 Green Space



1800 Green Space

The Historic Change of Housing and Green Space the Area (1800 - 2022)

*'Healthy urban planning involves planning practices that promote health and wellbeing and has much in common with the principles of sustainable development. It means focusing on humans and how they use their environments in planning rather than simply concentrating on buildings and economics.'*

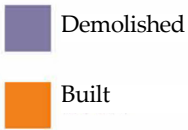


The River Lagan at Stranmillis : 1834



Prospect of Belfast from Old Park Hill : 1855

Paintings by Hugh Fraser



1963



The Historic Change of Housing in the Area (1963 - 2022)



John White, Belfast Archive Project , 2018



## A Housing Study

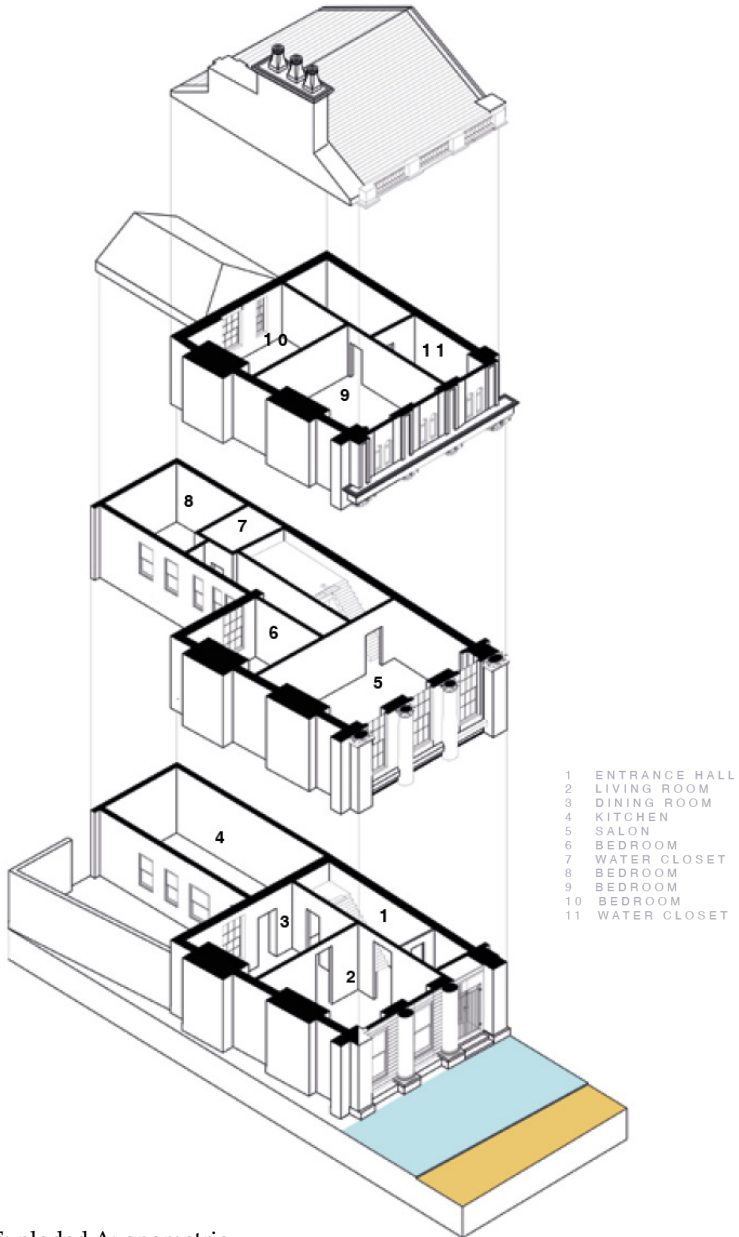
We conducted a housing study of the area taking into consideration housing built in the past and present while also considering the impact of future developments planned and approved for the area. Themes such as spatial disparities, change of use and occupancy are informed through a series of drawings and diagrams.

We have explored housing from Upper Crescent, University Avenue and Damascus Street. It is interesting to see the spatial disparity when analysing the size and volume of each house which were all built around the same time period. While Upper Crescent has been almost completely commercialised and retrofitted with offices and hospitality premises, the terrace housing in Damascus Street has seen a shift in demographics. Many of the families who had once occupied the area have left and have been replaced by students and migrants living in HMO style housing.

Future developments that have been approved for construction include two new developments on Ormeau Road and the construction of detached family dwellings along McClure Street. These new developments are compared with existing dwellings in the area in terms of spatial arrangement. Questions over the appropriateness of these developments have been raised by residents over who will occupy these developments due to their high prices and lack of suitability for families.

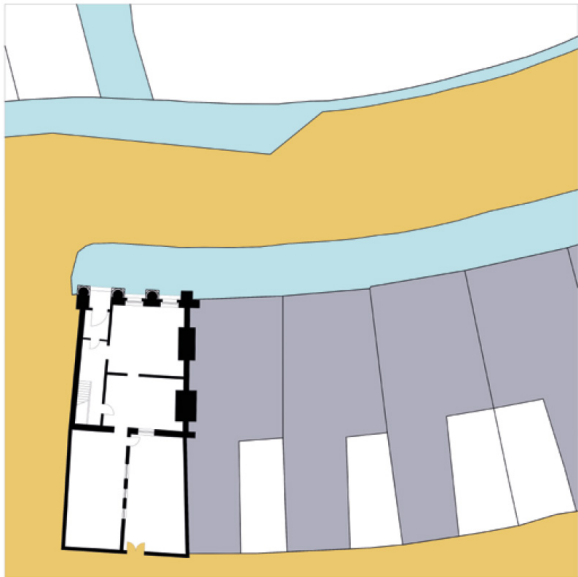
‘Cities have the capability of providing something for everybody, only because, and only when, they are created by everybody’

- Jane Jacobs, 1961

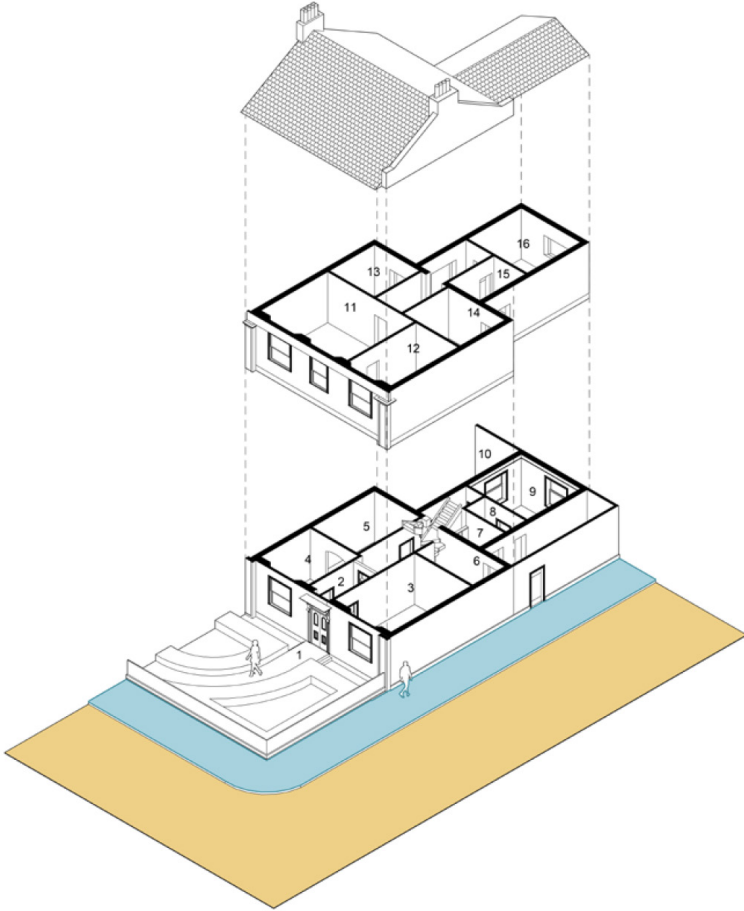




Elevation



Floor Plan

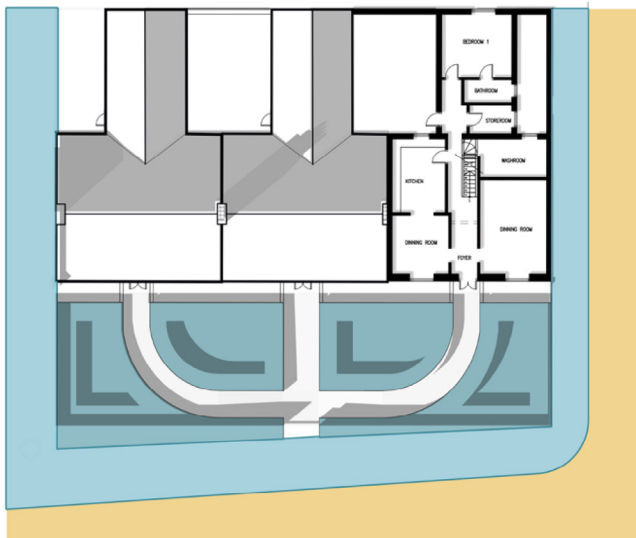


Exploded Axonometric

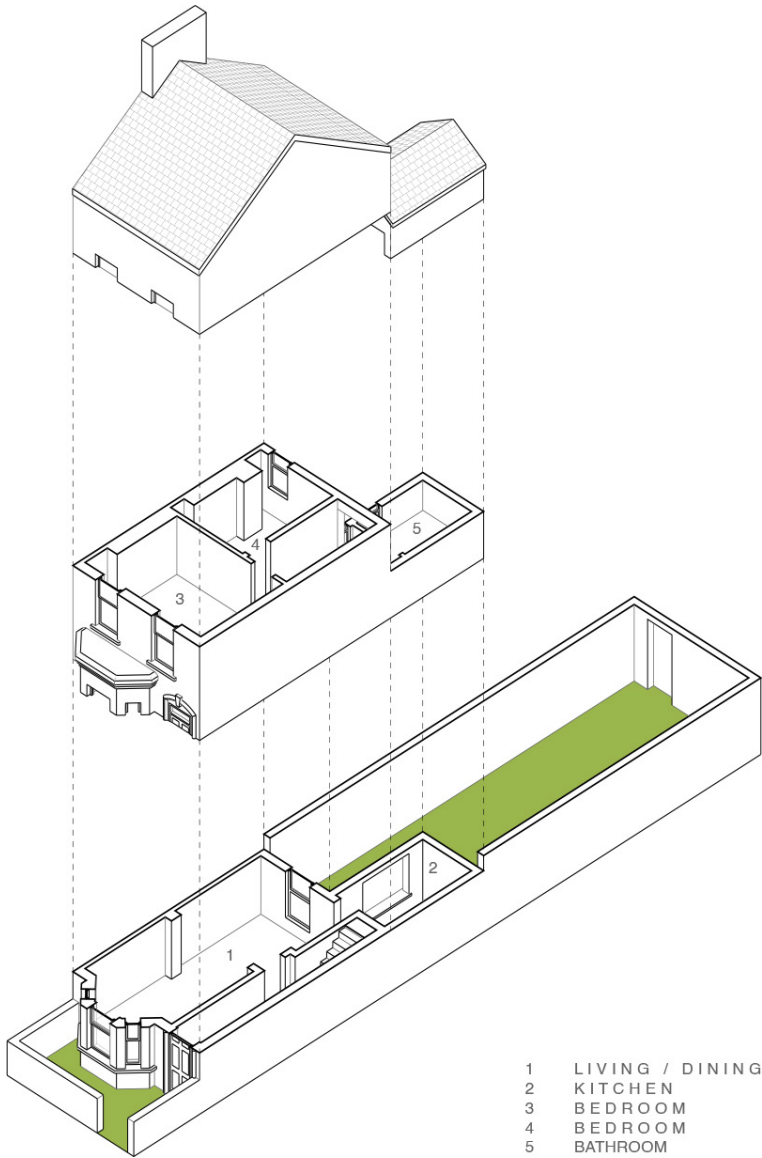
- 1 GARDEN
- 2 FOYER
- 3 LIVING AREA
- 4 DINING AREA
- 5 KITCHEN
- 6 WASHROOM
- 7 STOREROOM
- 8 BATHROOM
- 9 BEDROOM 1
- 10 BACKYARD
- 11 LIVING ROOM
- 12 STUDY ROOM
- 13 BEDROOM 2
- 14 MASTER BEDROOM
- 15 BATHROOM
- 16 BEDROOM 3



Elevation



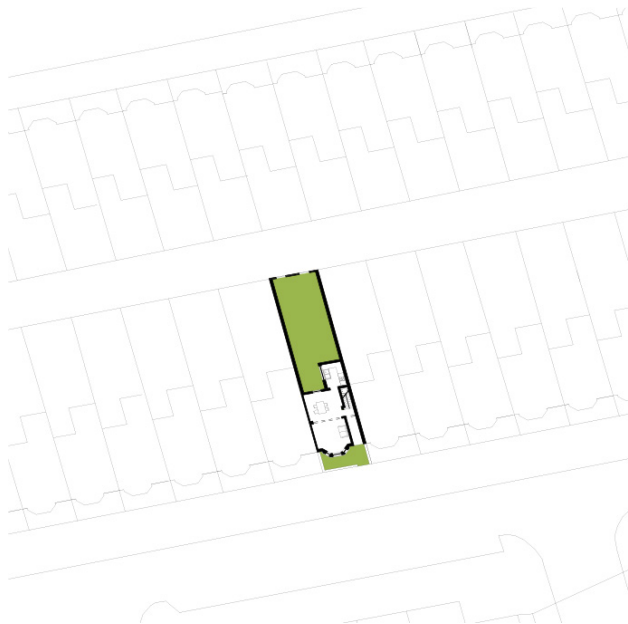
Floor Plan



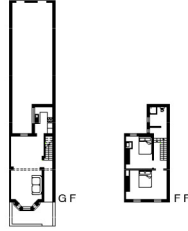
Exploded Axonometric



Elevation



Floor Plan



**THEN**







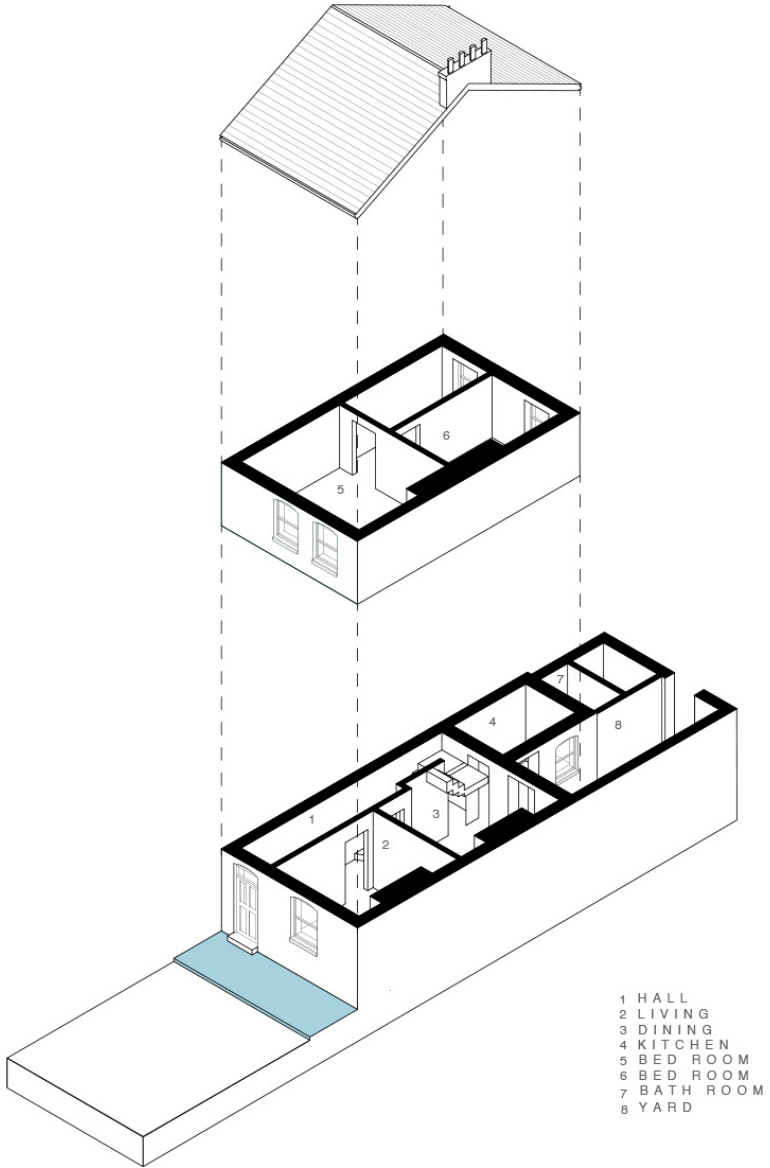
### NOW

The demographic of the Holyland changed from families to students in the 90s following a governmental push to encourage more young people to attend university.

Thus, the original terraces in were altered and extended, to accomodate this influx.

Here, the terrace has been extended to the back and the attic space has been reconfigured to accomodate two more bedrooms.





Exploded Axonometric

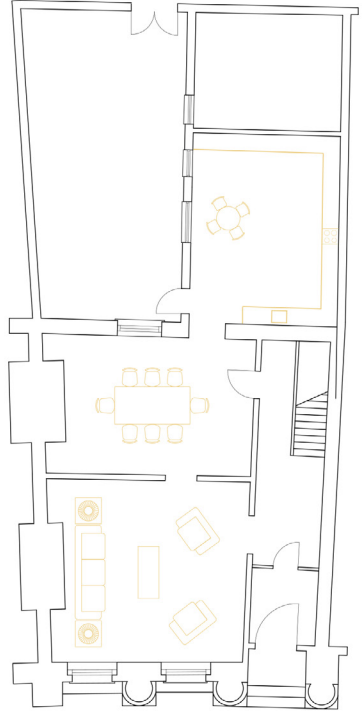


Elevation



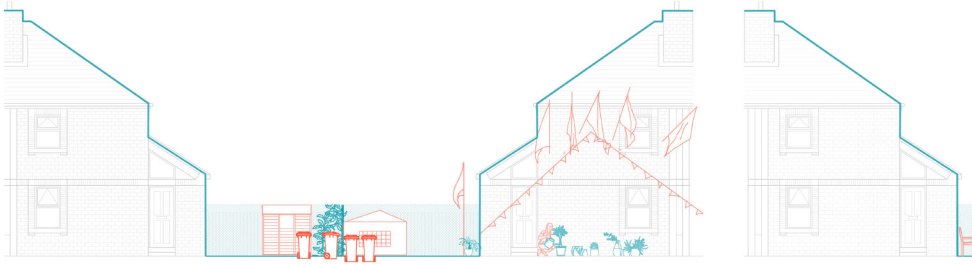
Floor Plan





Upper Crescent

Inhabitation Comparison



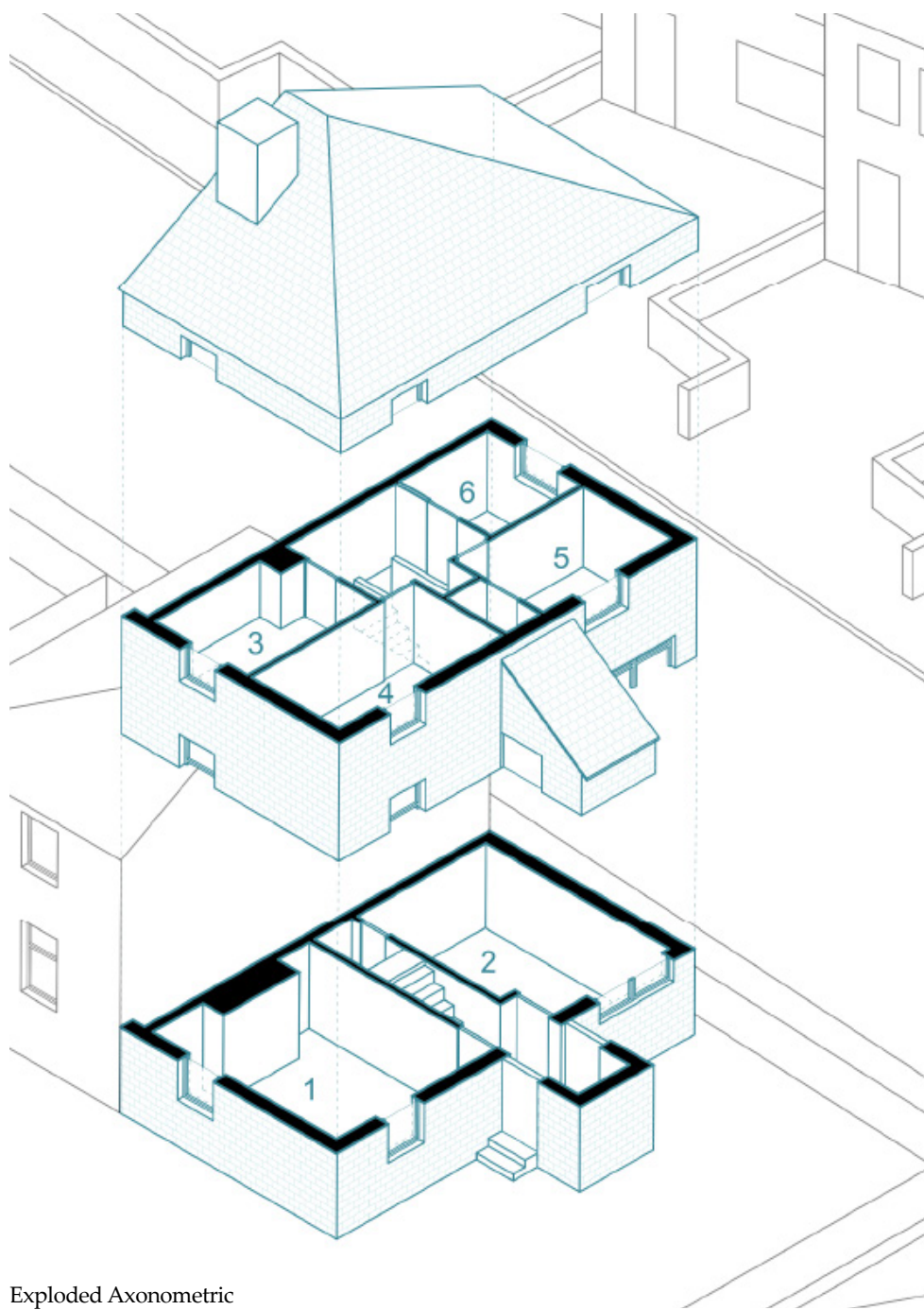
### Present Housing Typologies 41 Vernon Street



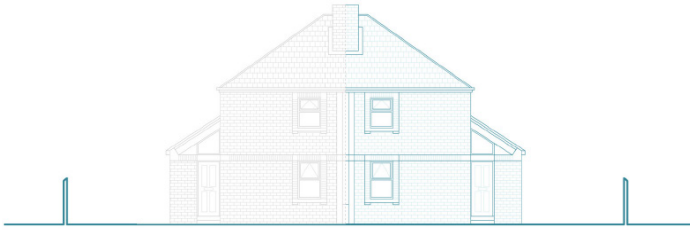
Elevation showing individualised elements of each dwelling



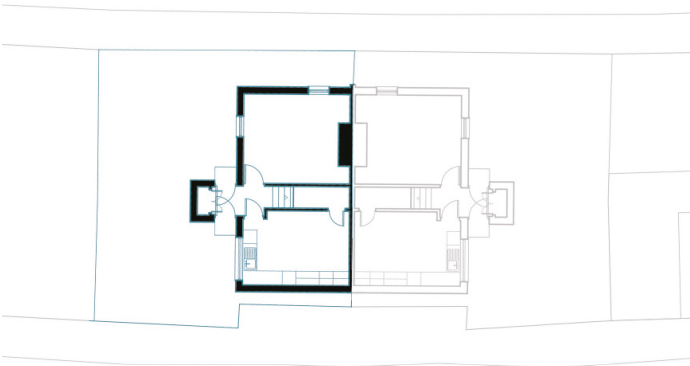
Site Plan





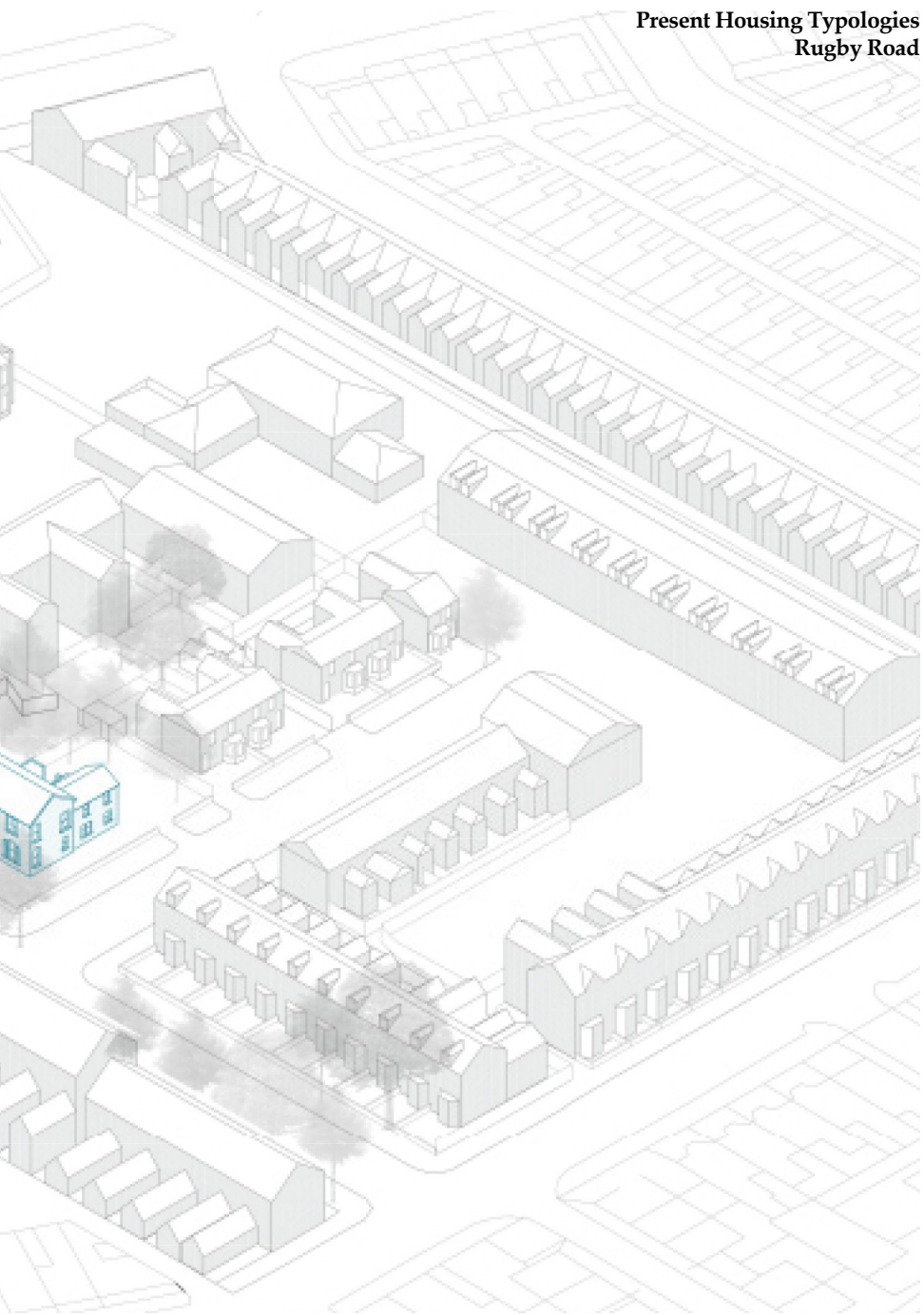


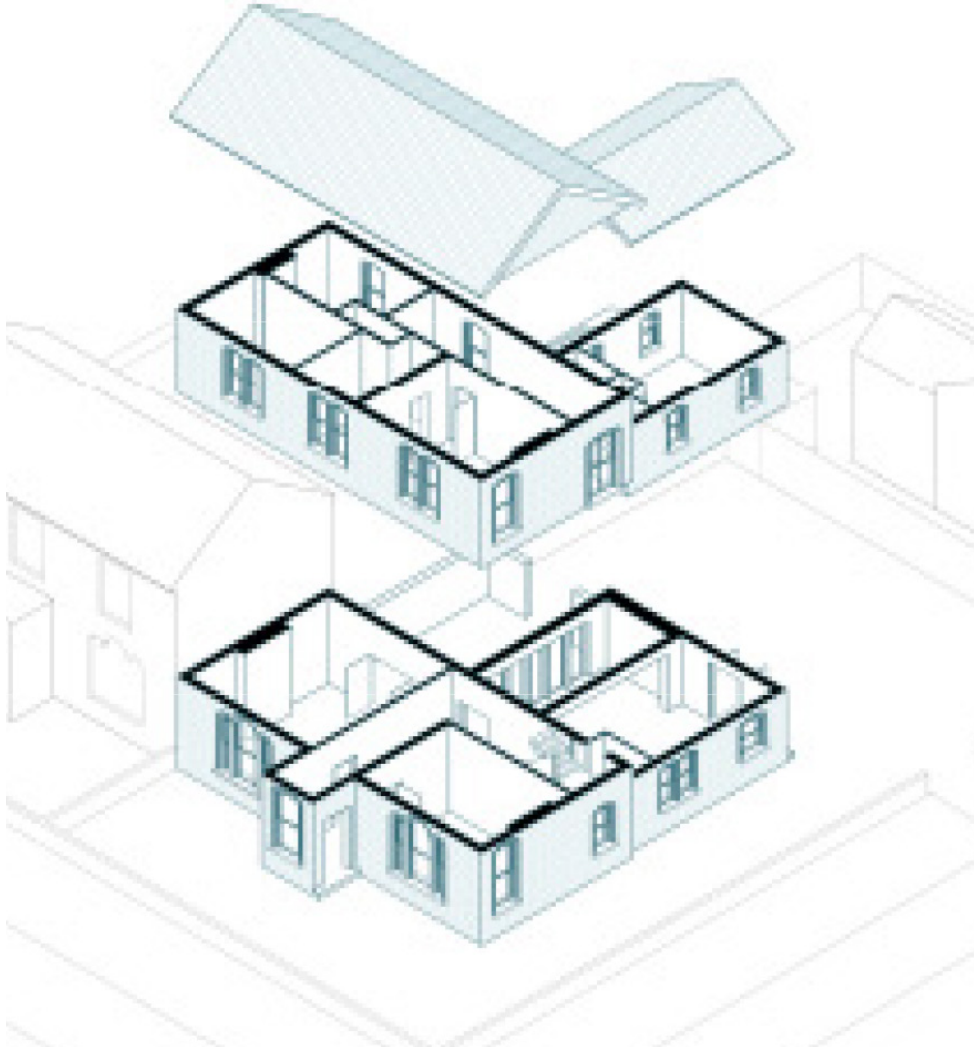
Elevation



Floor Plan

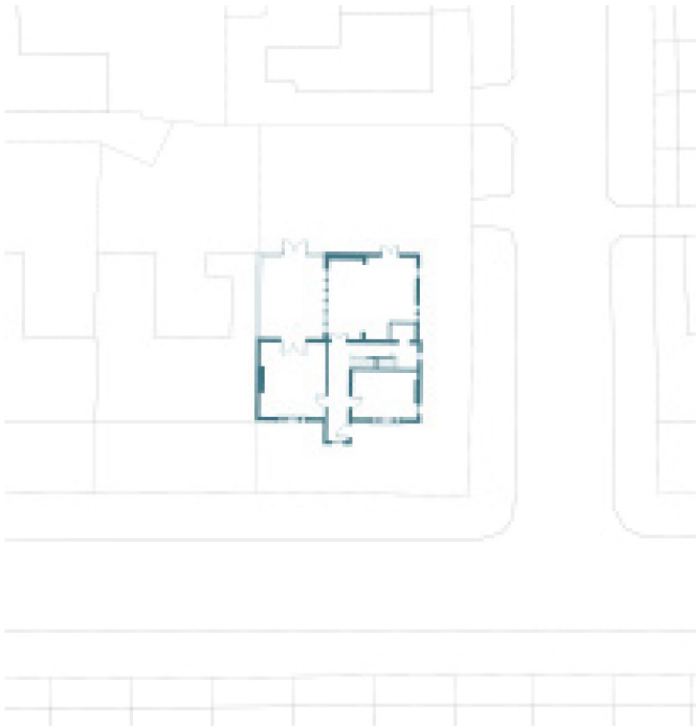




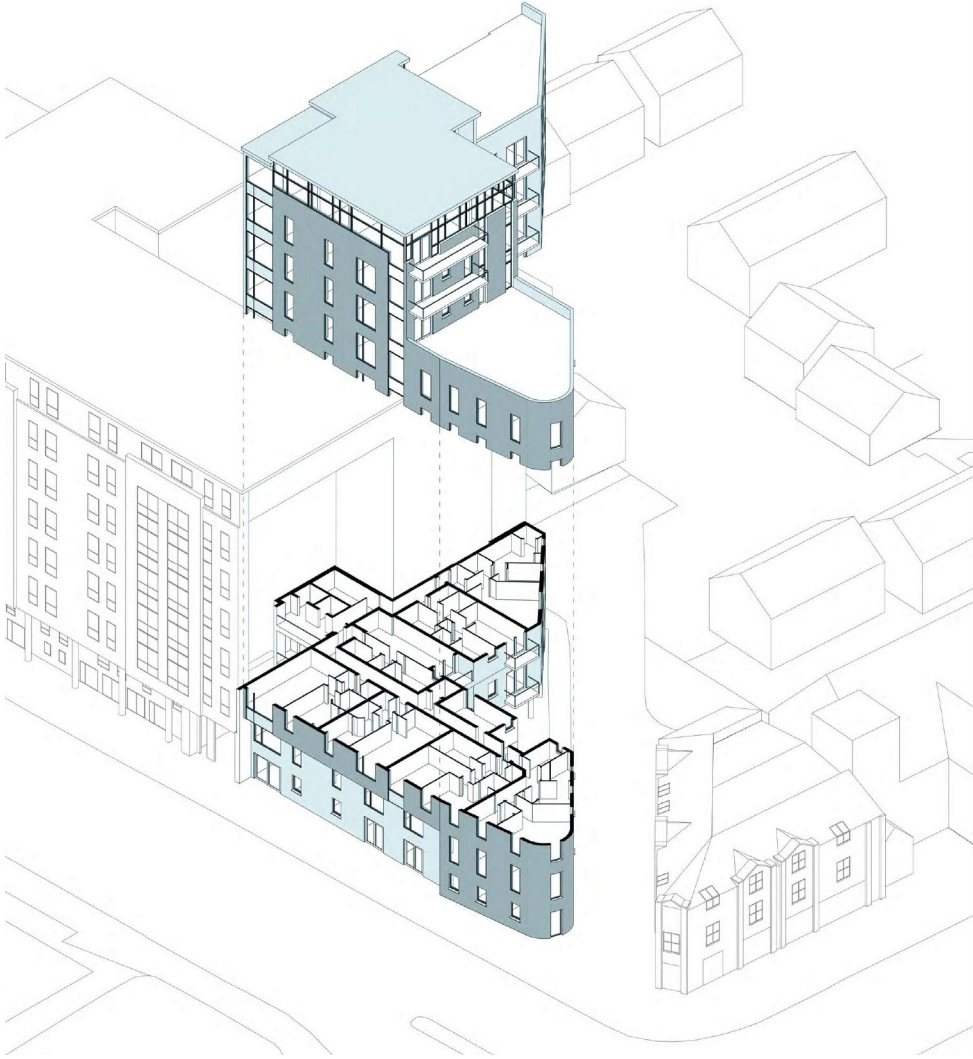




Elevation



Floor Plan





Elevation



Floor Plan



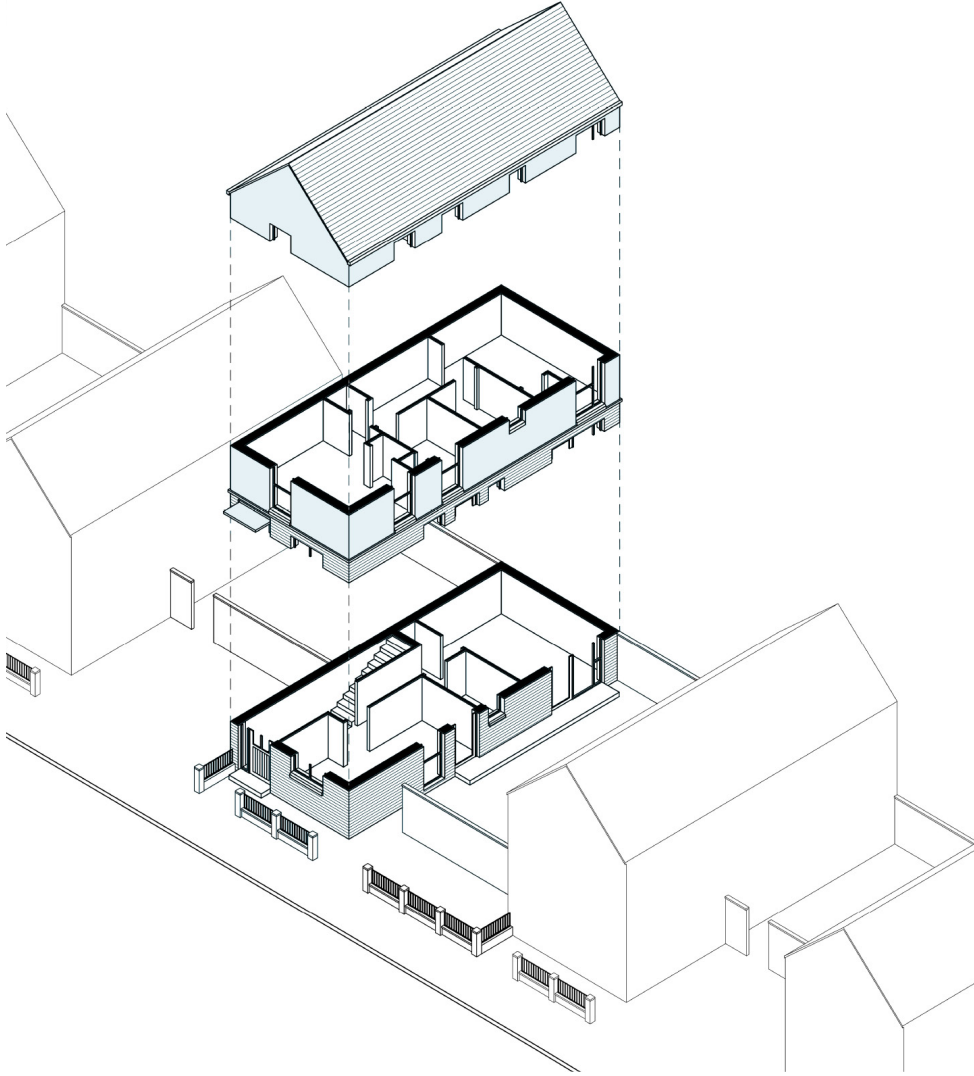




Elevation

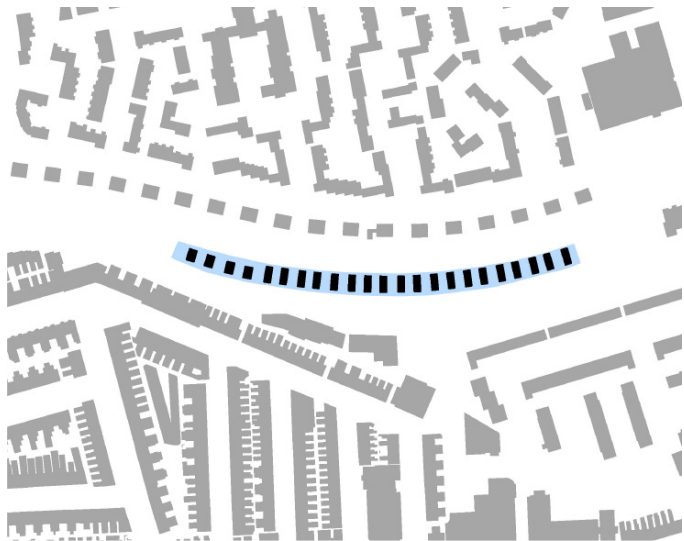


Floor Plan

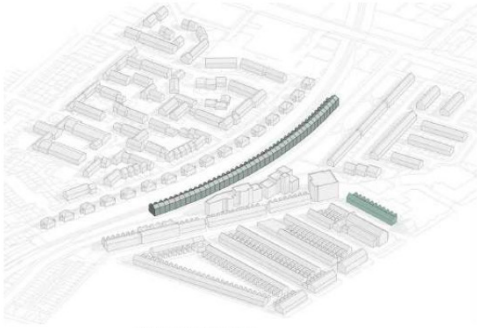




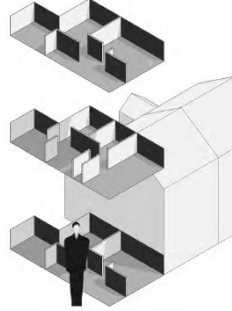
Elevation



Floor Plan



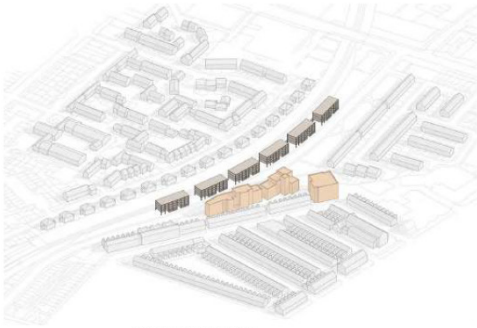
SEMI-DETACHED HOUSING  
- BASED ON HOUSING IN VERNON ST.



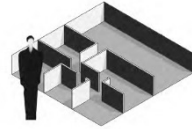
25.1m<sup>2</sup> / PERSON (5)  
OUTDOOR SPACE - PRIVATE YARD (2.3M<sup>2</sup>/P)



POTENTIAL RESIDENCE FOR 40 FAMILIES



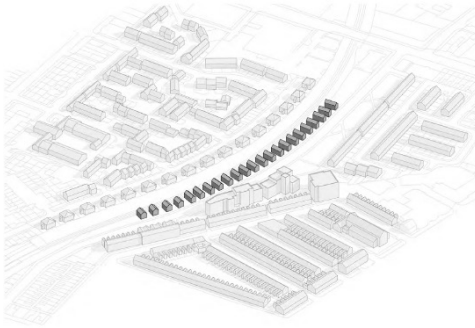
SEMI-DETACHED HOUSING  
- BASED ON HOUSING IN VERNON ST.



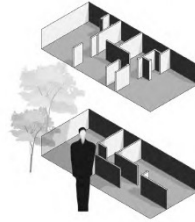
21.4m<sup>2</sup> / PERSON (4)  
OUTDOOR SPACE - COMMUNITY SHARED



POTENTIAL RESIDENCE FOR 100+



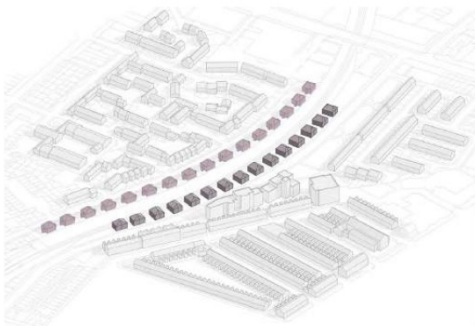
SEMI-DETACHED HOUSING  
- BASED ON HOUSING IN VERNON ST.



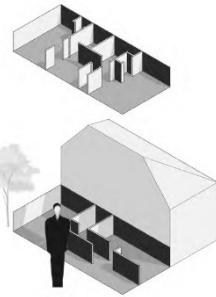
47.4m<sup>2</sup> / PERSON (4)  
OUTDOOR SPACE - PRIVATE GARDEN (38.5M<sup>2</sup>)



POTENTIAL RESIDENCE FOR 30 FAMILIES



SEMI-DETACHED HOUSING  
- BASED ON HOUSING IN VERNON ST.

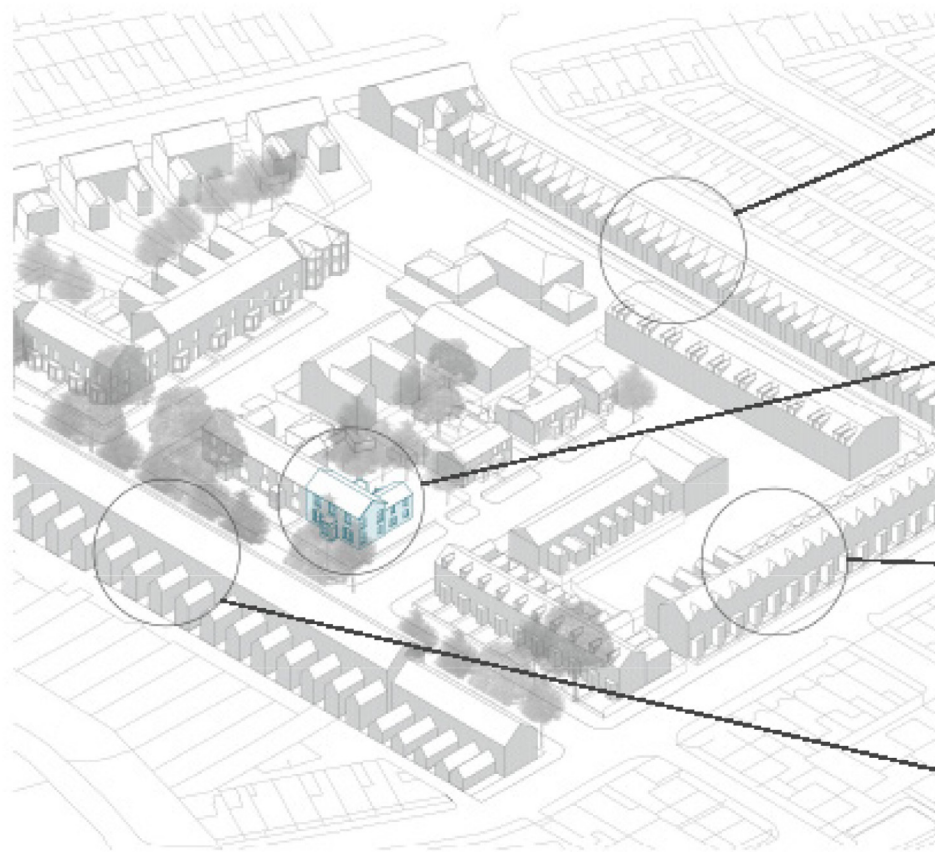


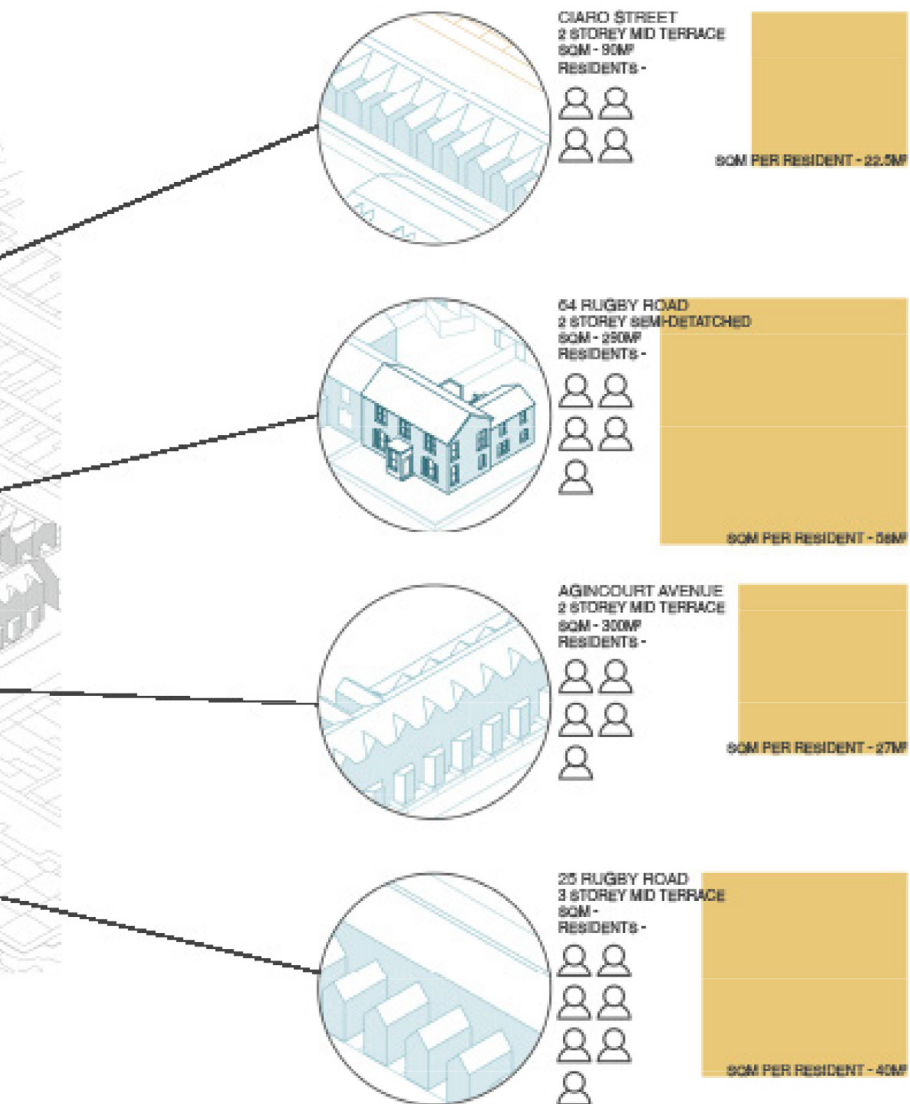
38.5m<sup>2</sup> / PERSON (4)  
OUTDOOR SPACE - PRIVATE GARDEN (38.5M<sup>2</sup>)



POTENTIAL RESIDENCE FOR 30 FAMILIES

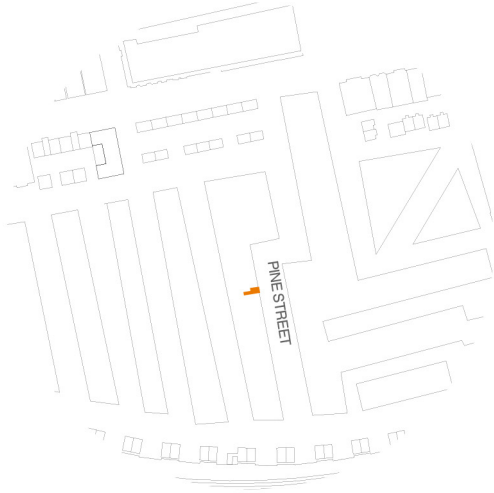
Comparison of potential land uses on the McClure Street site





Occupation of housing within the dwellings adjacent to Rugby Road

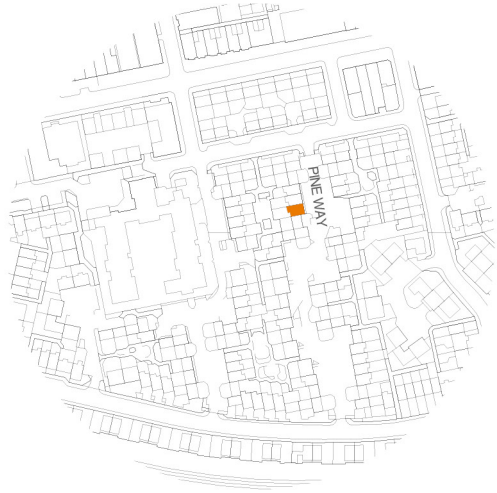
# Space Allocation Comparison



Emily Ireland

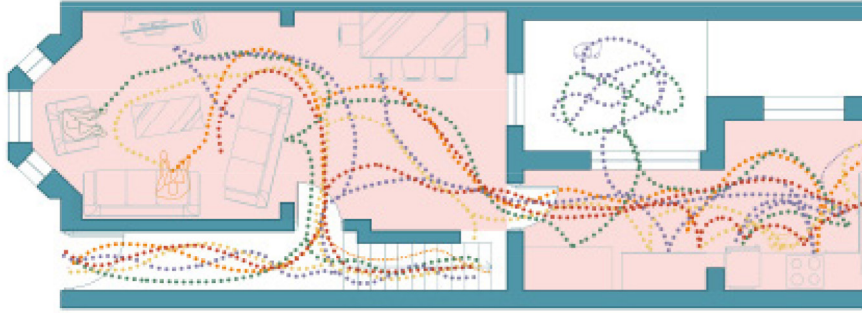
Pine Way 1963

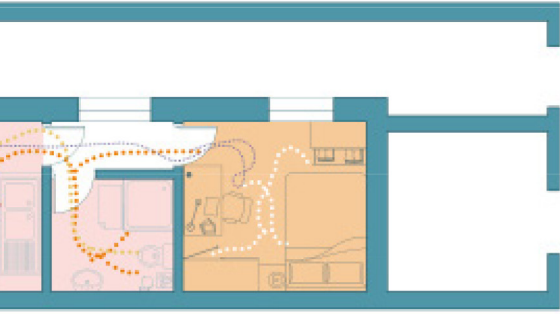




Pine Way 2022

## Space Allocation Comparison

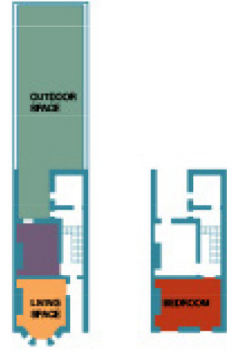
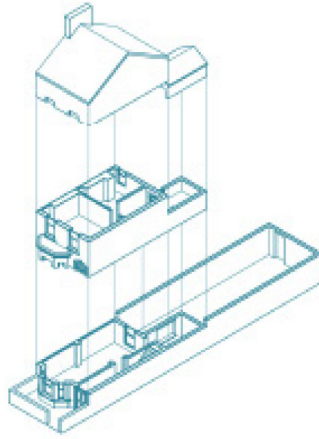




BEDROOMS

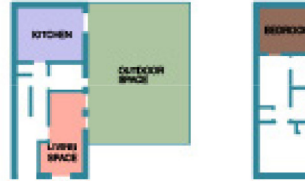
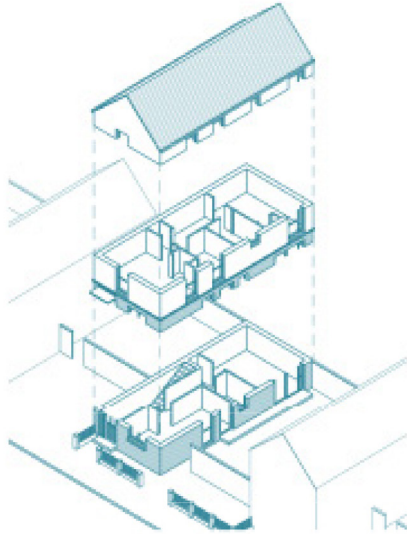


Comparison of present day public and private space allocation at 25 Rugby Avenue



Floor Plans

Rugby Road  
Late 18th Century Mid Terrace  
2 Bedroom Dwelling

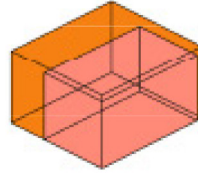


Floor Plans

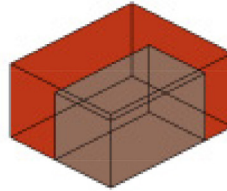
McClure Street  
New Build  
3 Bedroom Dwelling



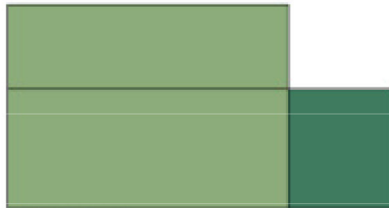
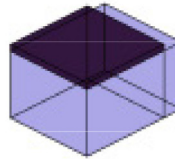
Living Space



Bedroom

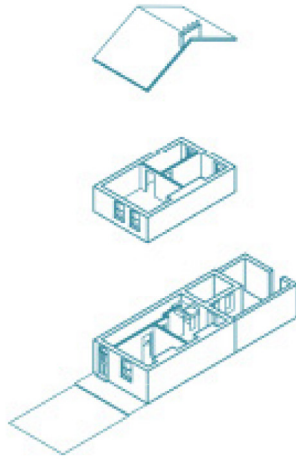


Kitchen



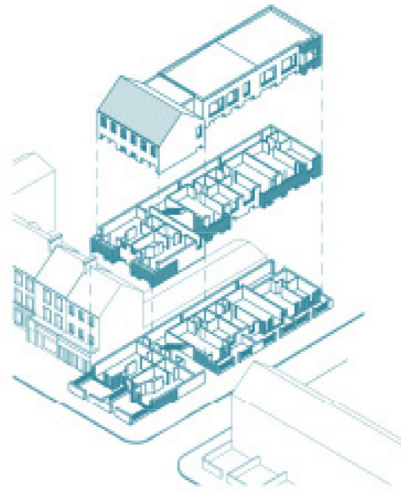
Outdoor Space

Comparison of floor areas and heights of past and present dwellings



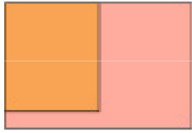
Floor Plans

Damascus Street  
 Late 19th Century Mid Terrace  
 2 Bedroom Dwelling

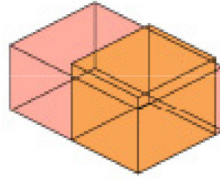


Floor Plans

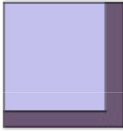
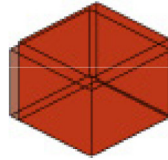
Lower Ormeau Road  
 New Build  
 2 Bedroom Apartment



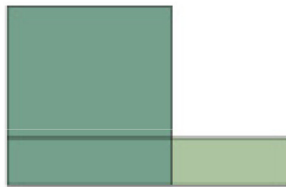
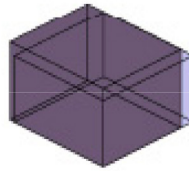
Living Space



Bedroom



Kitchen



Outdoor Space

Comparison of floor areas and heights of past and present dwellings





# MOBILITY





*'Every life is in many days, day after day. We walk through ourselves, meeting robbers, ghosts, giants, old men, young men, wives, widows, brothers-in-love, but always meeting ourselves.'*

As a studio we proposed pedestrianising Botanic Avenue. Irradicating parked cars on the street and vehicle congestion to prioritise the everyday pedestrian. With multistorey car parks meticulously placed across varied locations around Botanic, Donegall Pass, and the Holylands to maintain an appropriate / comfortable distance for the local residents to easily access their vehicles. The idea of pedestrianising was supported by the success of 'Open Botanic', an event that saw the banishment of cars towards the street and created a much more positive, diverse, relevant, and safe atmosphere; feelings which locals haven't felt towards the street for a long time. The event aimed to symbolise some of the qualities that the current street may have forgotten, such as familiarity, freedom, and expansiveness.

However, to really understand and propose what could be, it was important to review the existing context. Overall we found that the area was relentless in it's continued neglect towards the pedestrian; with the car being the existing street's main protagonist. We found that the fundamental freedom to roam around the street was almost impossible to identify as markings, pavements, and even the very nature of the street were adhering to the vehicle. This in itself not only affected the people who might negotiate the street but how local people may struggle to gain a sense of belonging – as there is no public space to inhabit.

Additionally, existing factors such as poor public transport connections have resulted in communities that have felt a level of isolation and unwantedness from their adjacent neighbours. For example, when interviewing the Donegal Pass Community Forum, one of the women who ran the organisation expressed how people who were facing mobility issues couldn't access amenities within the immediate streets or in the city centre as bus links down Donegall Pass no longer ran through the area.



MONDAY - FRIDAY

KEY:

- SITE
- BELFAST
- BUS ROUTE



SUNDAY



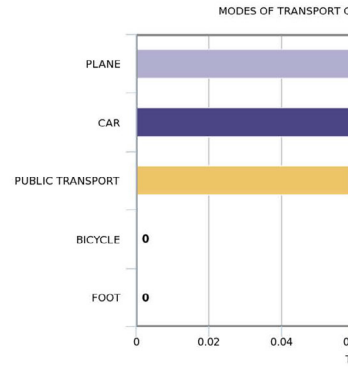
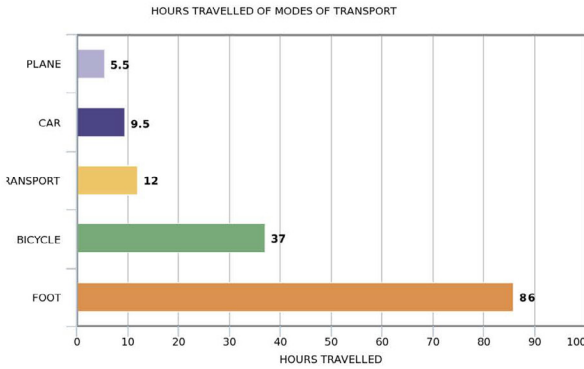
**PLANE**  
LEAVE ON THURSDAY AT 13:30



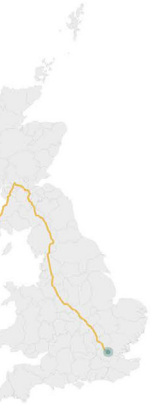
**CAR**  
LEAVE ON THURSDAY AT 9:30



**PUBLIC TRANSPORT**  
LEAVE ON THURSDAY AT 13:30







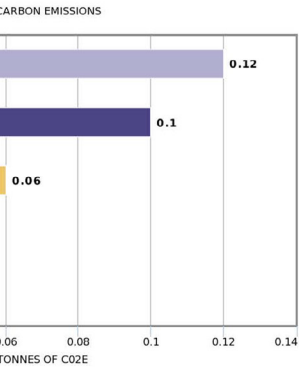
**PUBLIC TRANSPORT**  
LEAVE ON WEDNESDAY AT 7:00



**BICYCLE**  
LEAVE ON WEDNESDAY AT 6:00



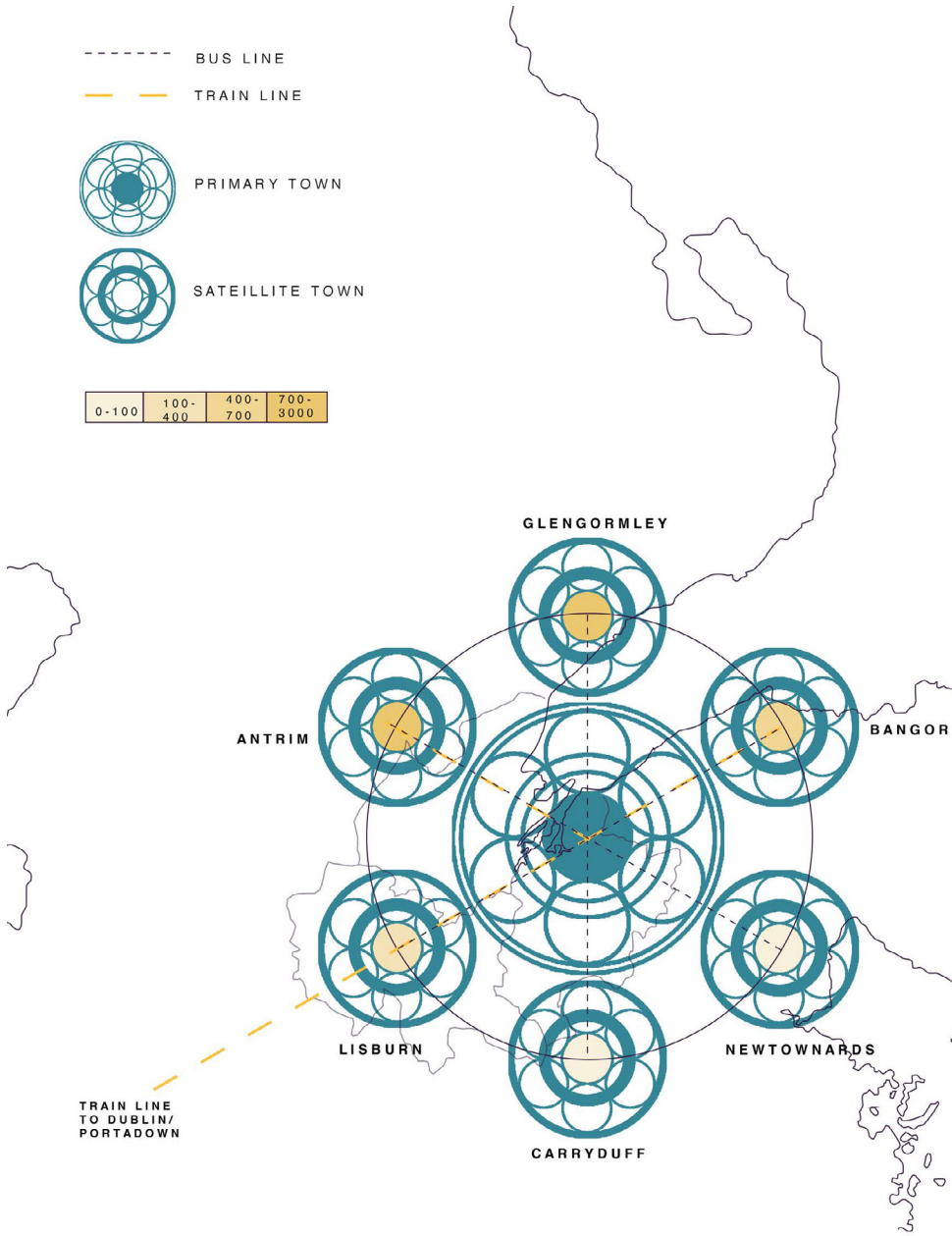
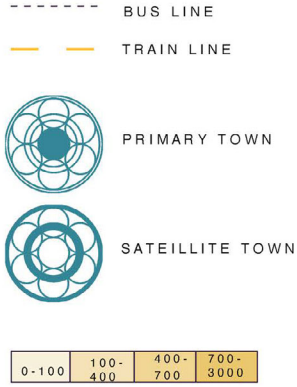
**SWIM**  
LEAVE ON MONDAY AT 5:00



KEY:

- //// PLANE
- CAR
- PUBLIC TRANSPORT
- FERRY
- BICYCLE
- FOOT
- SWIM

IF A PERSON IS TRAVELLING FROM A MEETING IN THE EMBASSY OF THE ISLAMIC REPUBLIC OF IRAN, LONDON AND WANTS TO MAKE THE FRIENDSHIP CLUB MEETING IN ALEXANDER'S BAKERY, BELFAST, WHEN DO THEY HAVE TO LEAVE?



STREET

**GLENGORMLEY**

-  38M
-  2H, 35M
-  N/A
-  22M
-  16M

**BANGOR**

-  1H, 15M
-  4H, 25M
-  29M
-  50M
-  22-40M

**NEWTOWNARDS**

-  52M
-  3H, 18M
-  N/A
-  40M
-  20-40M

**ANTRIM**

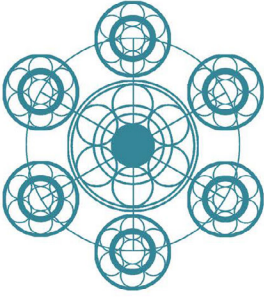
-  1H, 28M
-  5H, 8M
-  38M
-  40M
-  24M

**LISBURN**

-  39M
-  2H, 11M
-  24M
-  40M
-  16-26M

**CARRYDUFF**

-  39M
-  2H, 11M
-  N/A
-  29M
-  14-30M

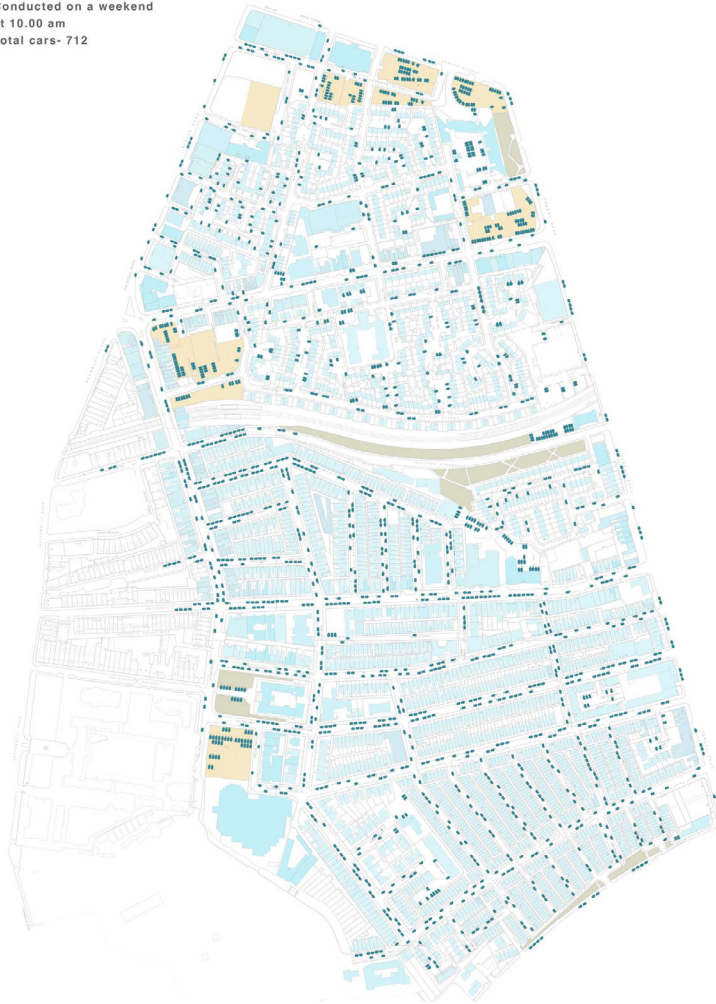


**WHAT IS A GARDEN CITY?**

GARDEN CITIES ARE SATELLITE TOWNS SURROUNDING THE CENTRAL INDUSTRIAL CORE. IN THEORY, THEY ARE SELF CONTAINED PLACES TO LIVE AND WORK, WITH EASY MOVEMENT OF PEOPLE AND GOODS TO THE CENTRAL CORE. IF GARDEN CITIES ARE LOCATED BADLY, THEY MAY NOT BE ABLE TO BE SELF-SUFFICIENT AND INSTEAD TURN INTO SPRAWLING, MOSTLY POST WAR, DORMITORY HOUSING ESTATES.

IF THERE WERE MORE PUBLIC TRANSPORT LINKS TO THE EAST, COULD THIS ANSWER BELFAST'S HOUSING CRISIS?

Conducted on a weekend  
at 10.00 am  
Total cars- 712



Conducted on a weekday  
at 09.00 am  
Total cars- 837

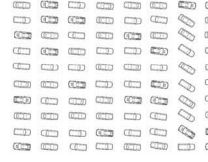
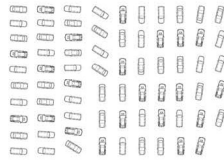


Car Congestion Study Weekday 9:00AM

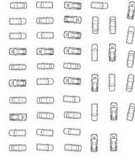
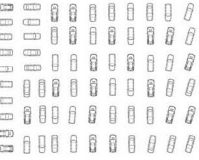
9 AM - 72 CARS

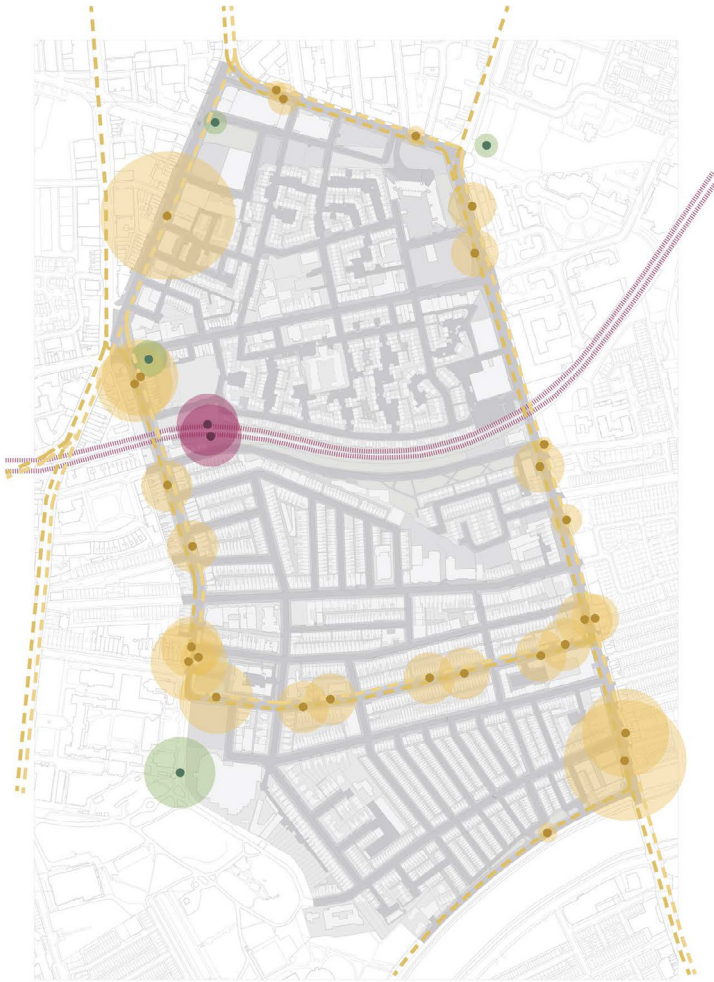


1 PM - 139 CARS



9 PM - 46 CARS





MONDAY - FRIDAY

- KEY:
- BUS STOP
  - TRAIN STATION
  - BELFAST BIKE STATION
  - ||| BUS ROUTE

- BUS STOP FREQUENCY PER DAY
- WEEKDAY RANGE 4 - 384
  - WEEKEND RANGE 0 - 56





SUNDAY

TRAIN STOP FREQUENCY PER DAY

- WEEKDAY RANGE 17 - 51
- WEEKEND RANGE 12 - 27

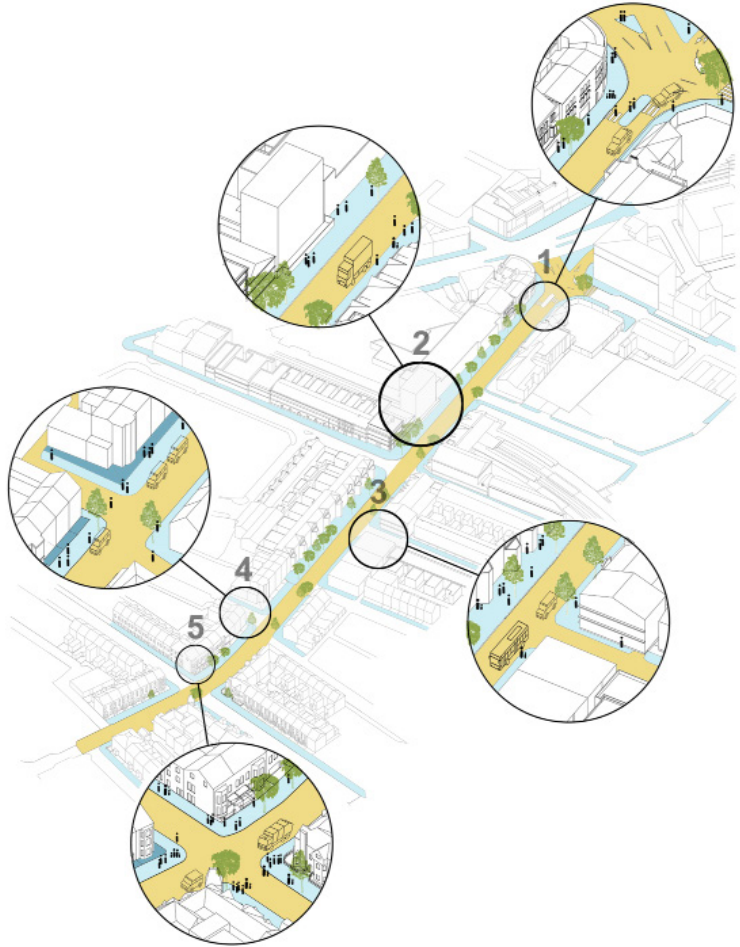
BIKE RENTAL USE PER MONTH

- AVERAGE RANGE 203 - 1055

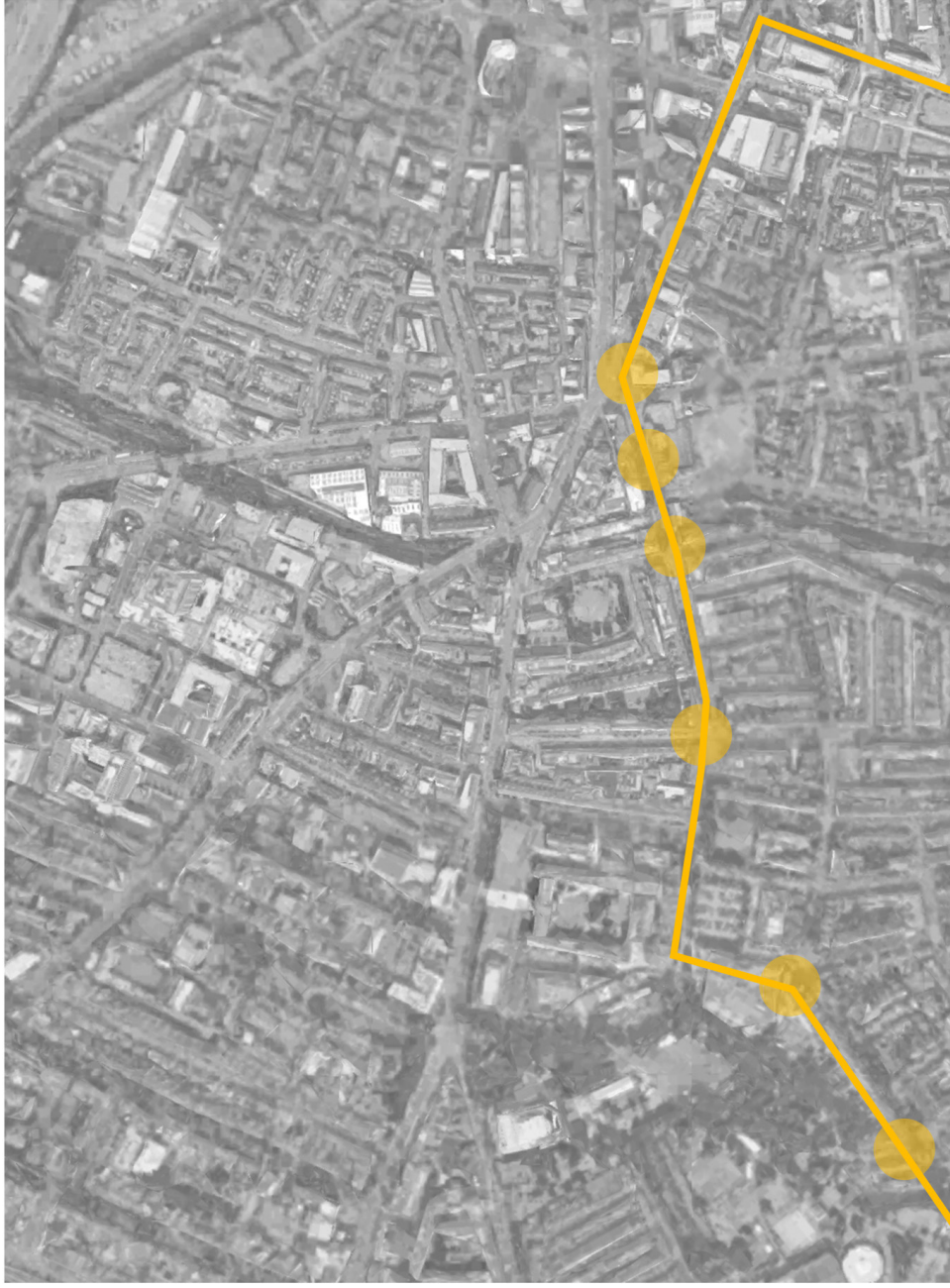
### Public Transport Frequency Comparing Weekday and Weekend Frequency



10 Minute City Analysis, Donegall Pass and Ormeau



10 Minute City Analysis, Donegall Pass and Ormeau

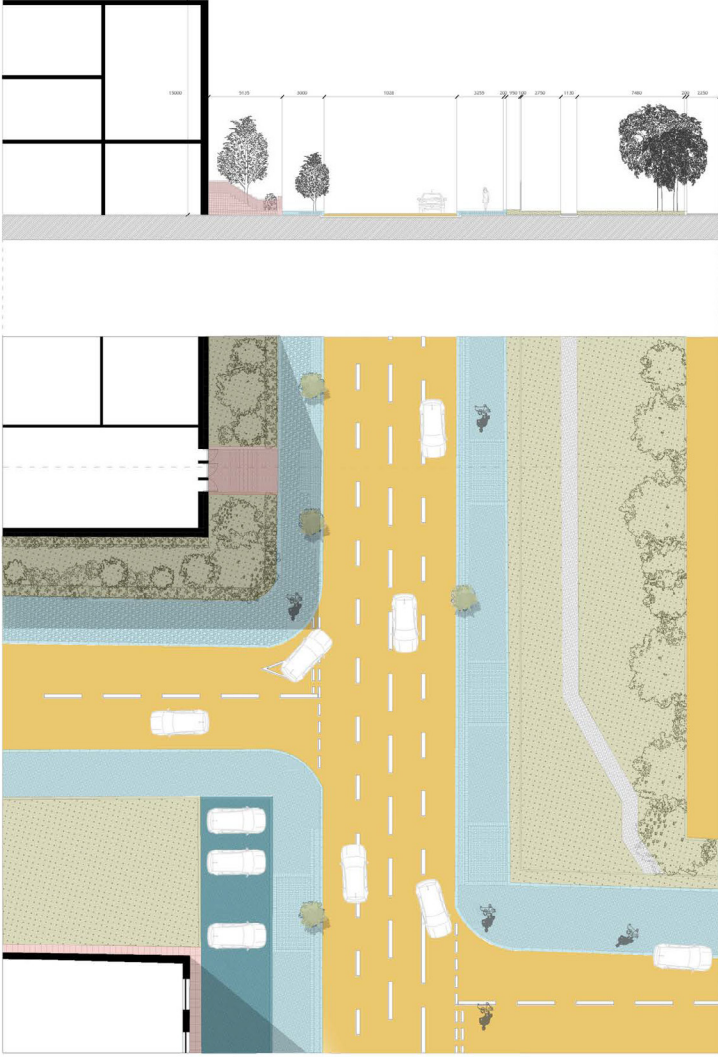




Location Map Junction Analysis

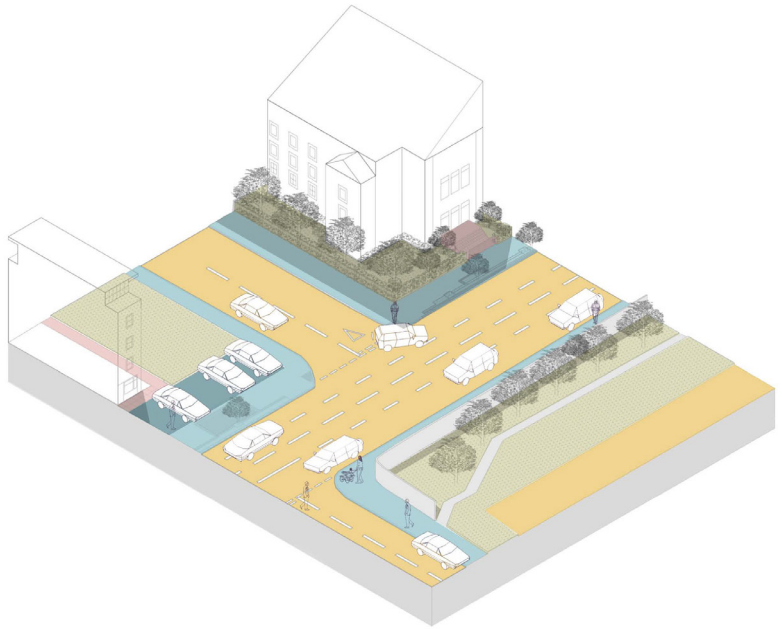


*'The street is a room of agreement. The street is a community room. The meeting house is a community room under a roof. It seems as though one came naturally out of the other.'*



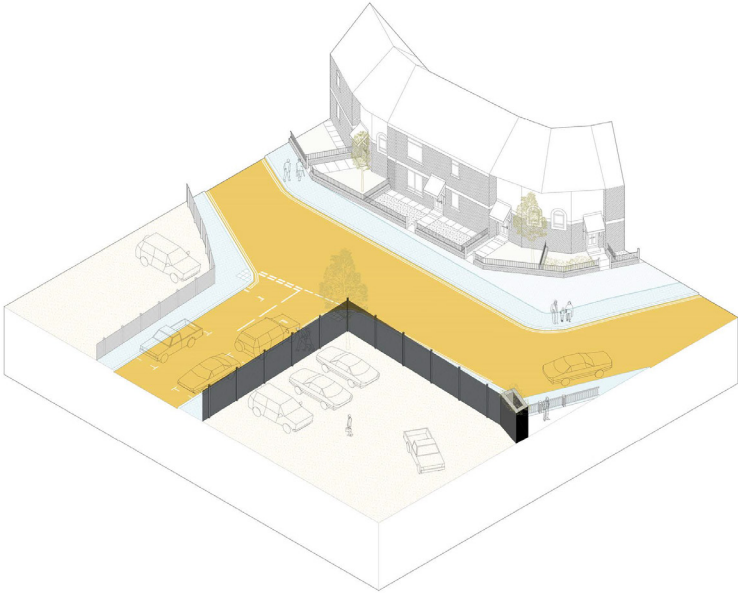
-  **BUILDINGS / VEHICLES / PEOPLE**
-  **PEDESTRIAN WALKWAYS**
-  **BUILDINGS / PRIVATELY OWNED LAND**



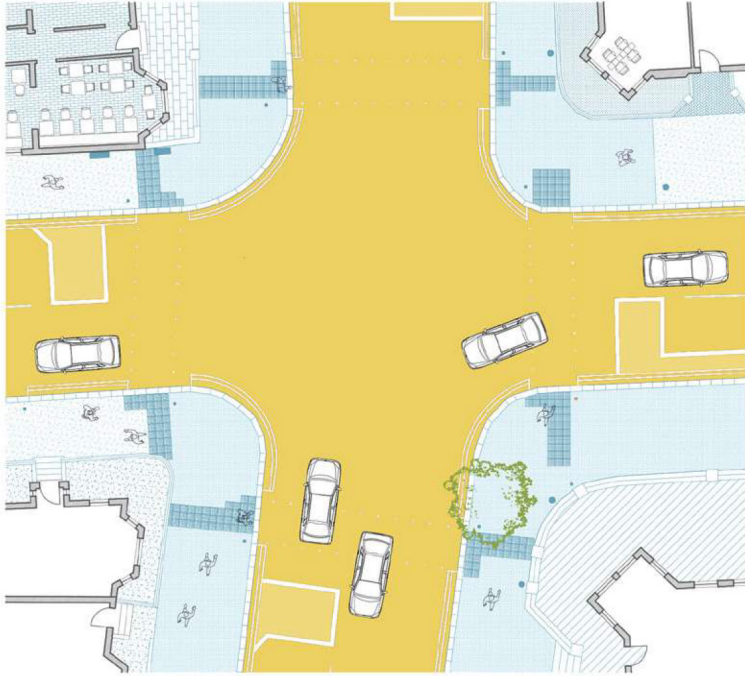
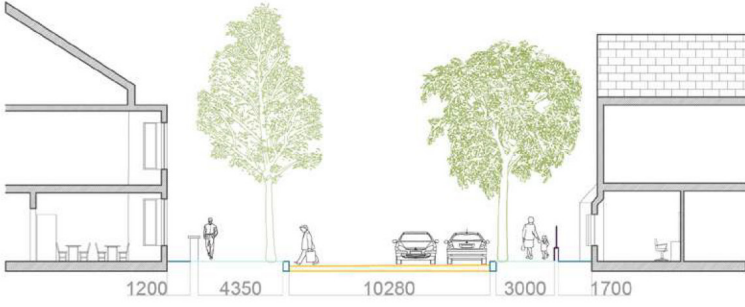


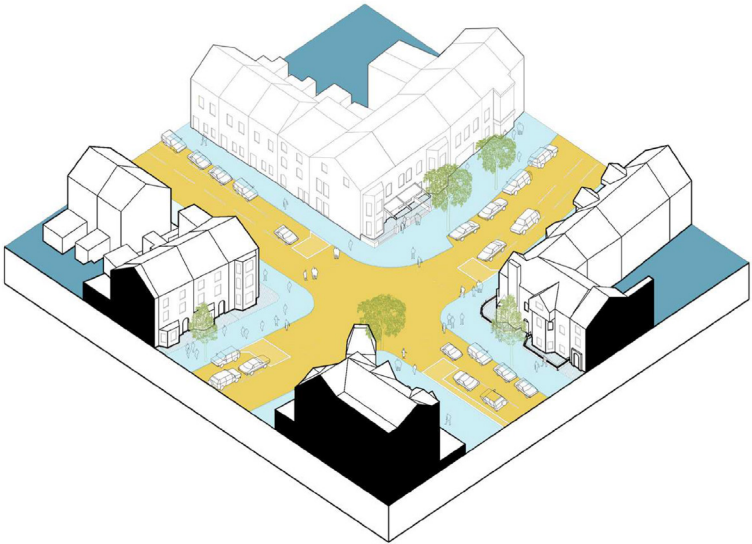
McClure Street Junction  
Plan, Section, Axonometric



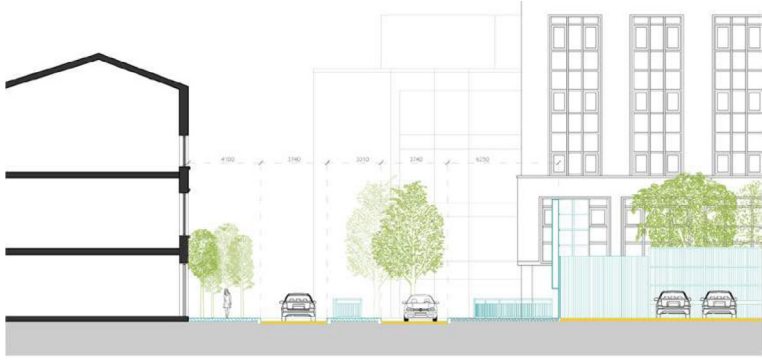


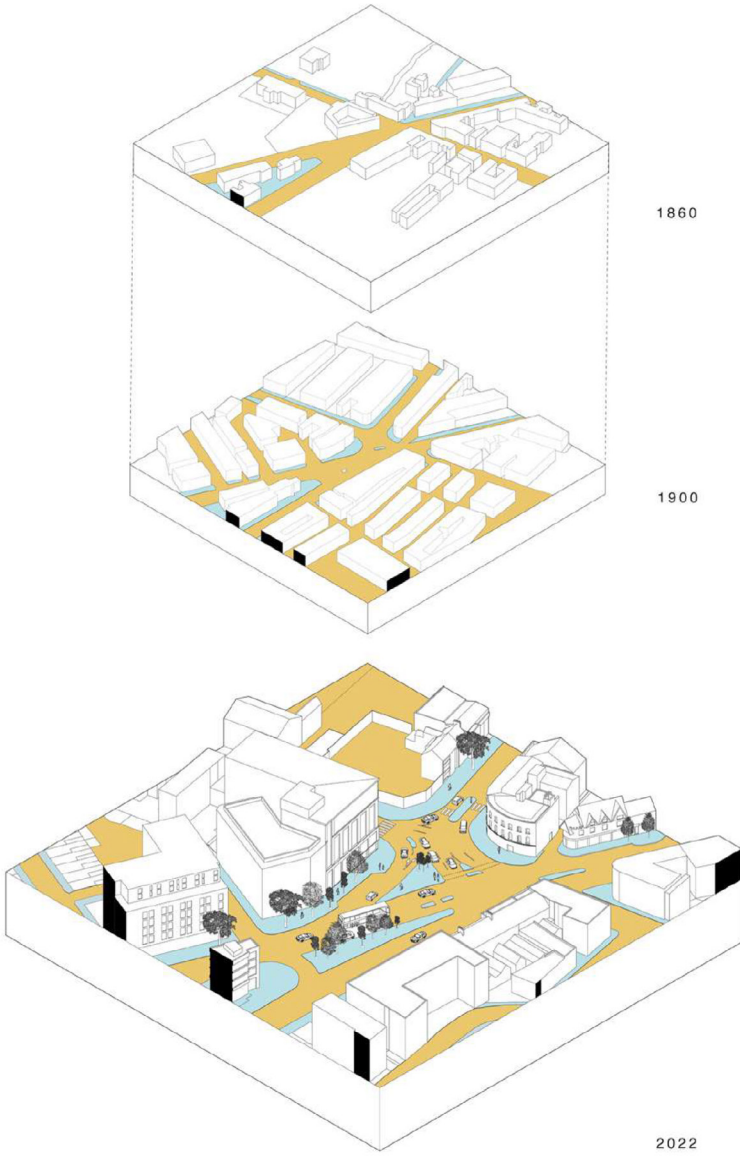
Posnett Street / Vernon Street Junction  
Plan, Section, Axonometric



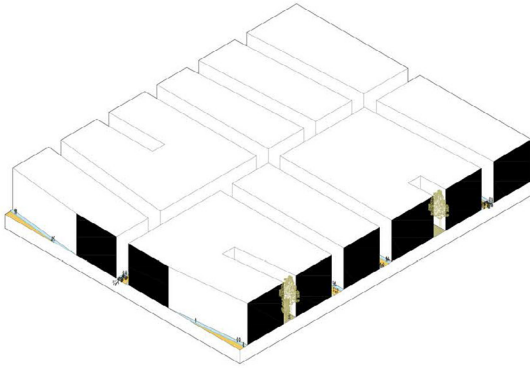


University Street / Botanic Avenue Junction  
Plan, Section, Axonometric

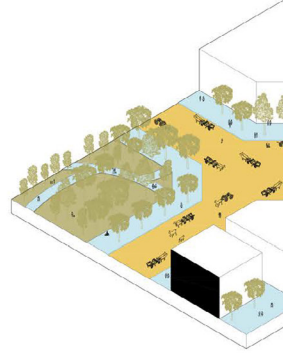




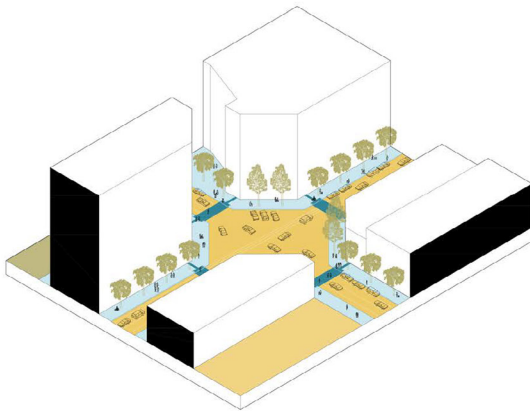
Shaftesbury Square Junction  
Plan, Section, Axonometric



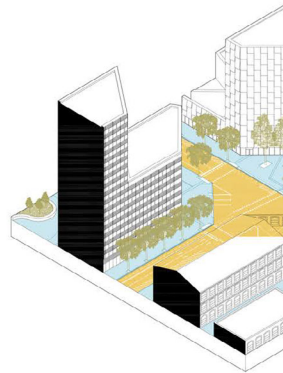
PAST  
PRE 1850s



CERDA DESIGN  
POST 1850s

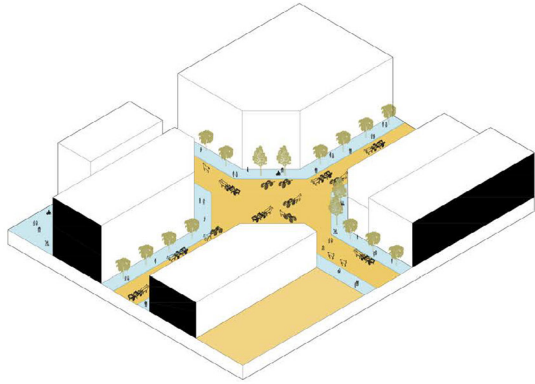
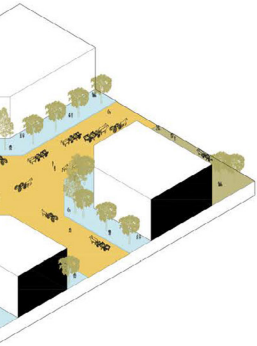


PAST  
2000s

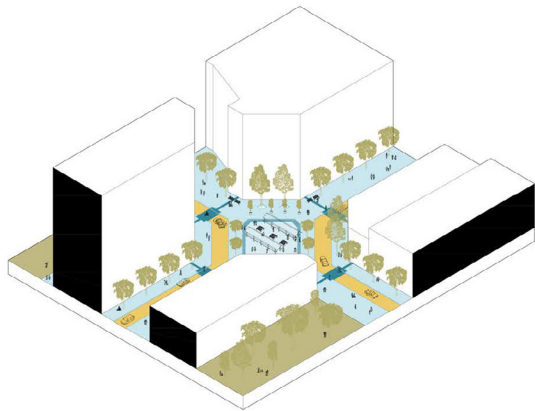
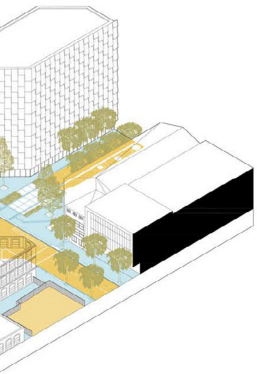


PRESENT  
2022

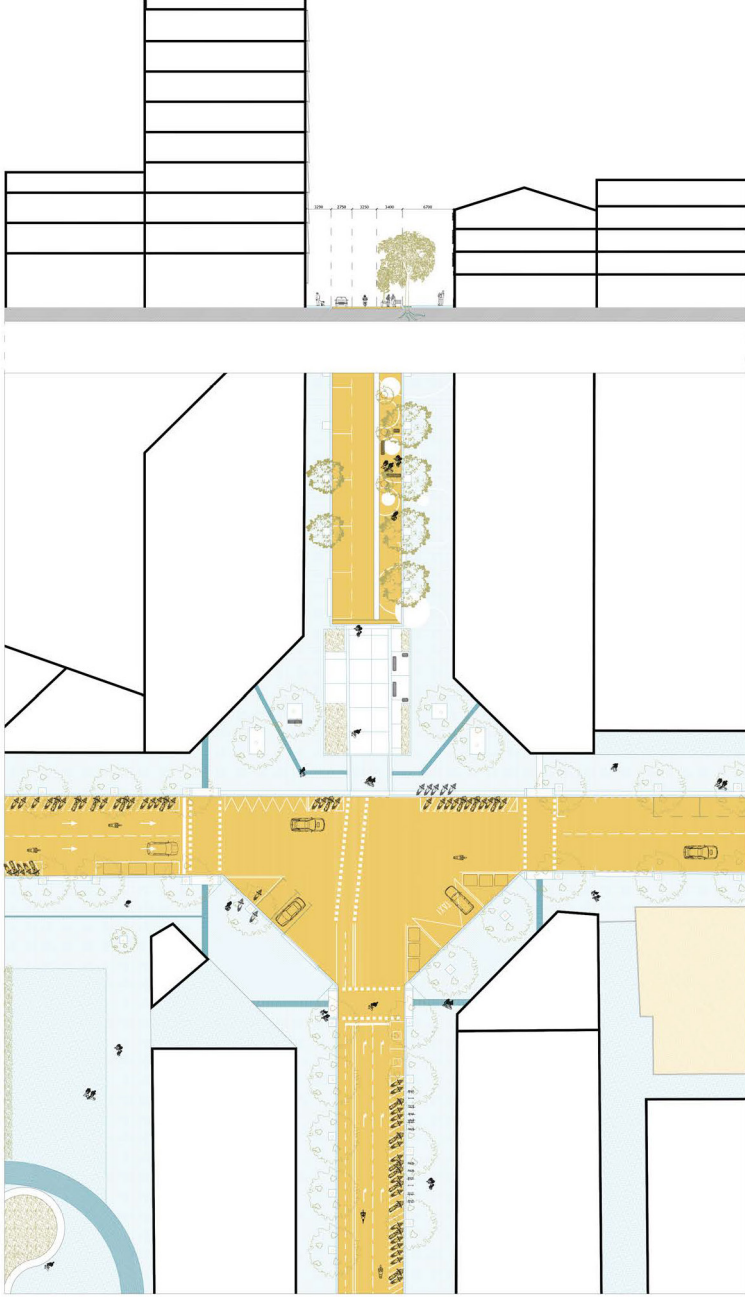


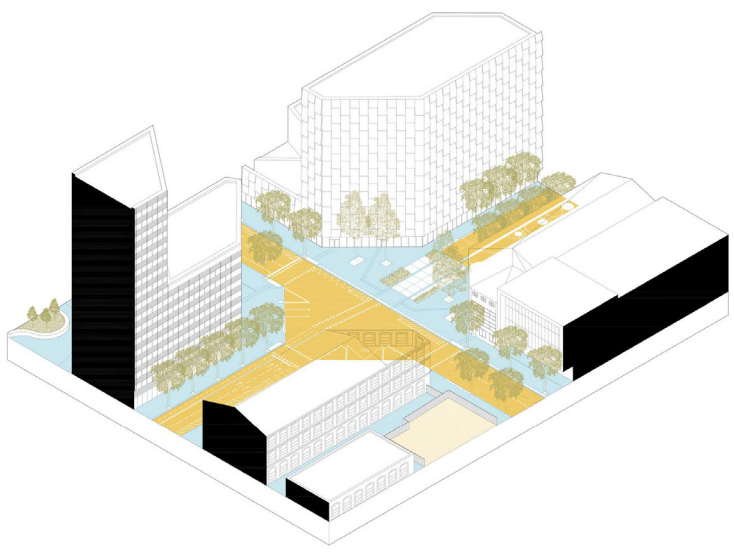


PAST  
POST 1850s

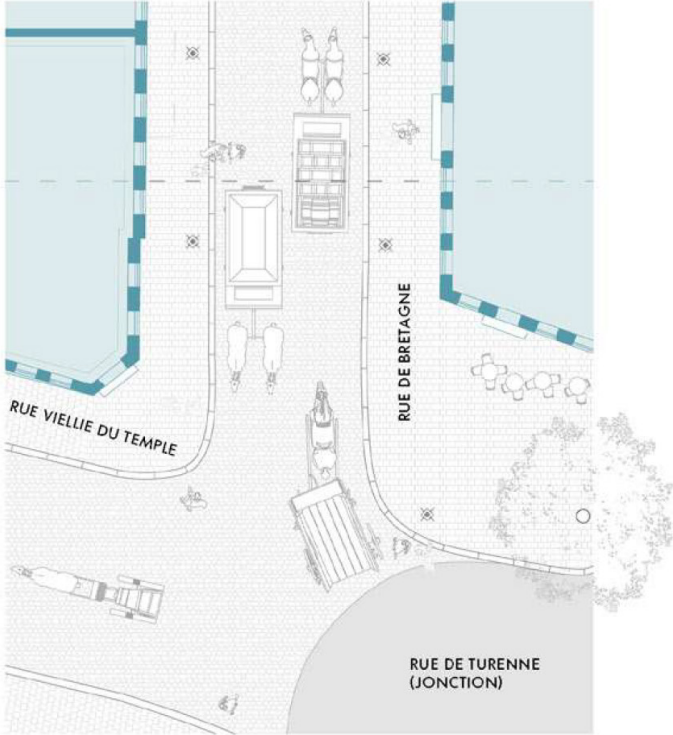
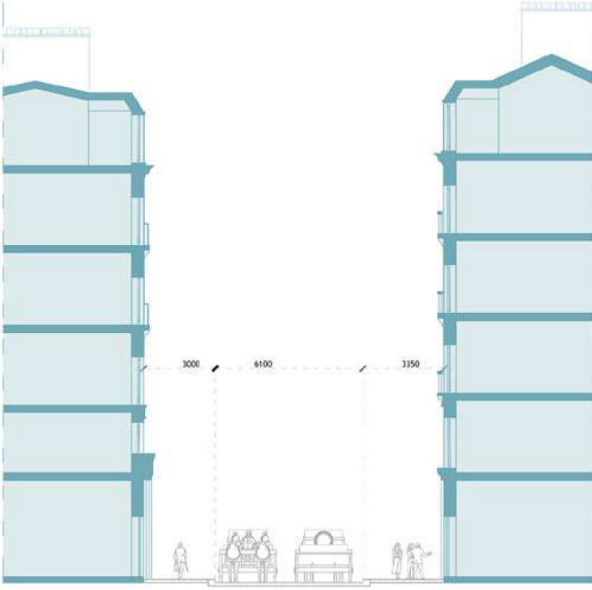


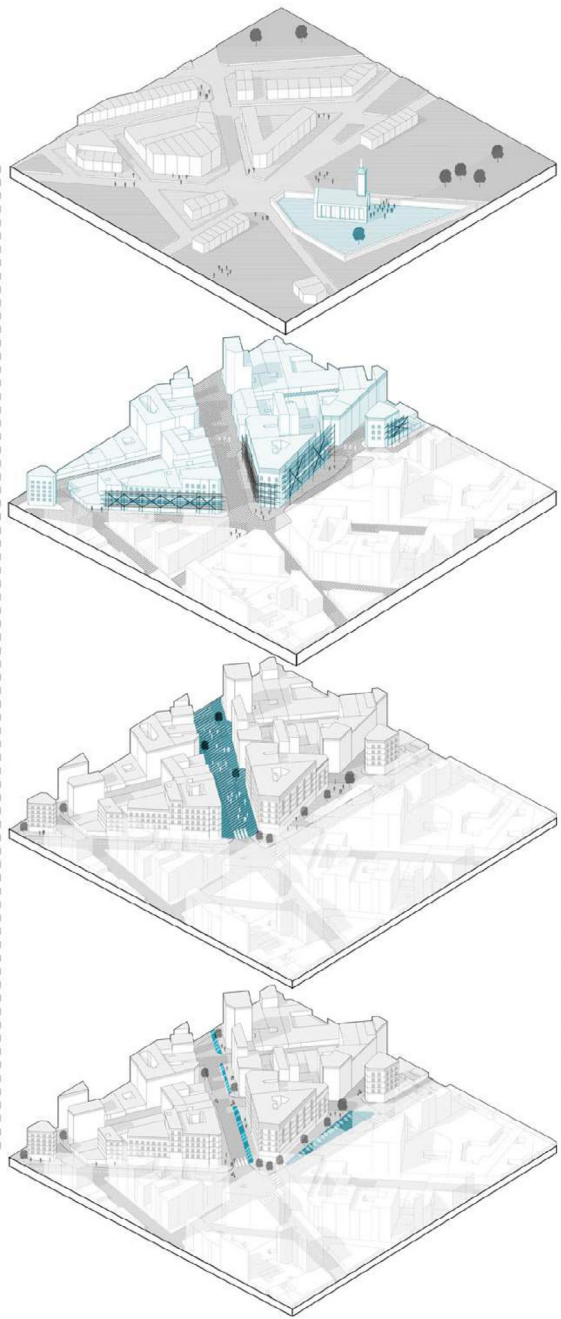
FUTURE  
2020s+



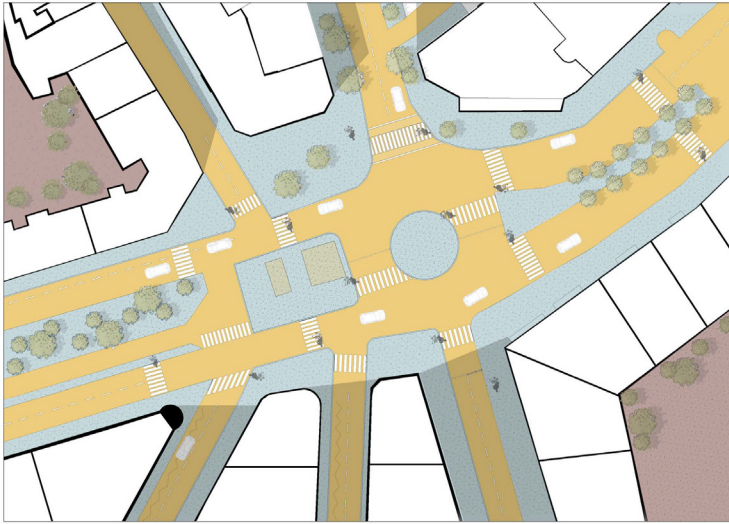


Career Tanger / Career De La Ciutat Granada  
Plan, Section, Axonometric

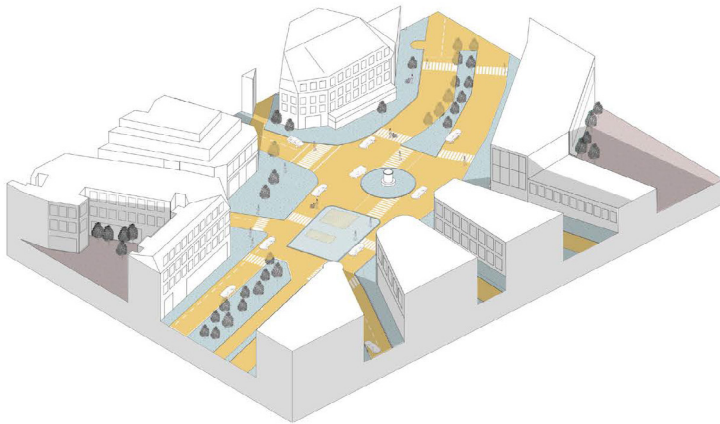


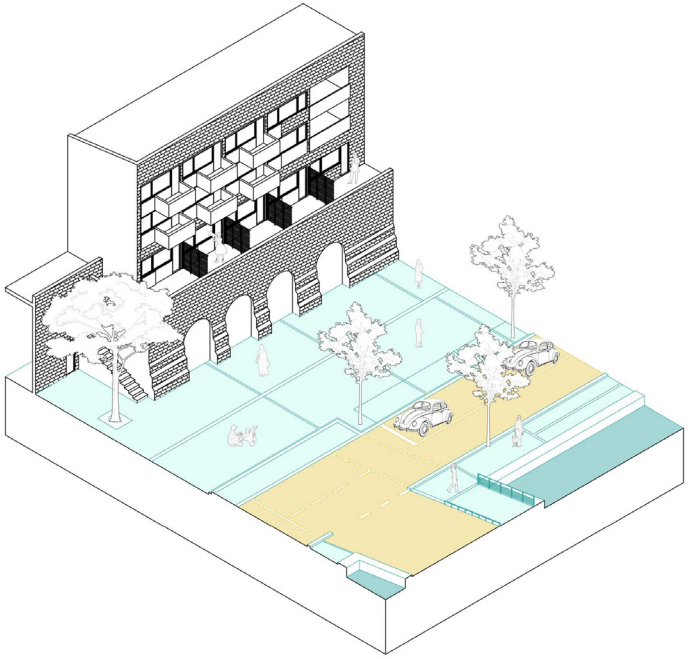
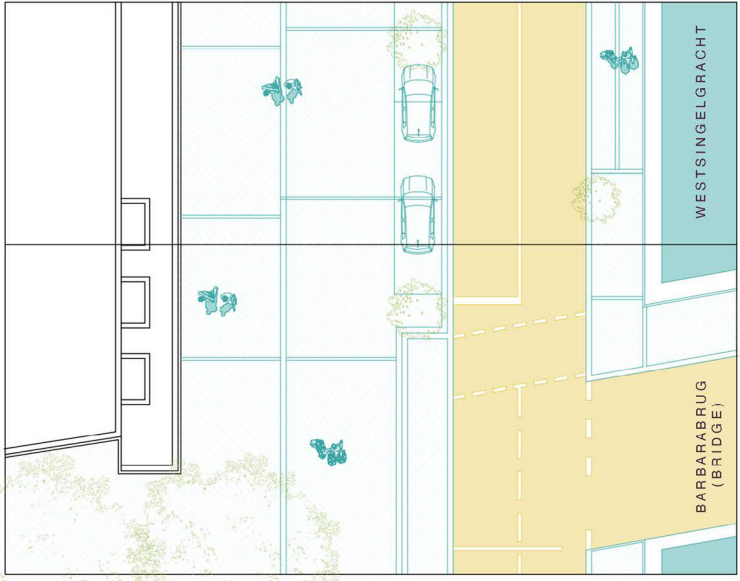


Carrer Tanger / Carrer De La Ciutat Granada  
Plan, Section, Axonometric



■ ROAD/ VEHICLES/ PEOPLE    ■ PEDESTRIAN WALKWAYS    ■ BUILDINGS/ PRIVATELY OWNED LAND





Westvest, Delft  
Plan, Axonometric





# ETHNOGRAPHY



HEY CHICKI BOTANIC  
FRIED CHICKEN // JUOOD

7  
U2

THE PIZZA CO.

THE PIZZA CO.

NO SMOKING



**THE PIZZA CO.**  
THE FAST & FRESH PIZZA COMPANY



Bus Information

Our Transport apps make travelling easier than ever!



CADSHILL

Reuse  
Recycle

Vento



Plant the apple tree



Watch it grow



Harvest time



Collect the apples



Dice and Pulp the apples



I interviewed a Community Officer and as he had a background of Landscape Architect had a great vision for what could better serve the community in terms of ecological interventions.

His dream of creating an enterprise through planting an apple orchard in the area inspired this piece of work. The total surface area of underused space as defined in the previous page totalled 15,734 sqm of land.

Using the equations giving in 'Cash in the Orchard' report by Hilltop Partners:

- Trees per acre (4,047 sqm) – 65
- Apple yield – 2,438kg of apples
- Juice available – 1,584 litres of juice
- Number of 750ml bottles – 2,113
- Priced at £2.50 per bottle and subtract operating costs you make a profit of £1,648 per 65 trees planted.

While the orchard would create money to be used by the community it would also provide employment, provide an opportunity for tourism and would in turn facilitate more footfall in the area.



Line the press with muslin cloth



Fill with pulp



Press the pulp and collect the juice



Heat to sterilise the juice



Fresh apple juice ready to serve

*'Distinct senses of place do depend on the sensory experiencing of built environments. The experiencing is significantly mediated in two ways:*

*It is mediated by bodily mobility: in particular, the walking practices specific to a particular built environment.*

*The sensory experiences are intimately intertwined with perceptual memories that mediate the present moment of experience in various ways: by multiplying, judging and dulling the sensory encounter. Drawing from empirical analysis based on surveys, ethnographic 'walkalongs' and photo-elicitation interviews carry stories from the area.'*

# ORMEAU ROAD

Chip's Shop  
People called it Eddie's chippy, one of the favorite stores in people's memories.



Car's repair shop  
There were several car repair shop in the street around 1970s near Ormeau Road side.



Park Parade School/ Porter's School  
which located at the vacant space opposite the community centre

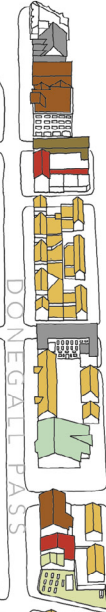


Corner shop  
Opened most hours, convenient for residents who need buy some goods nearby



Bars

There were a lot of bars in the street, and people off to work from gasworks would get a few pints before going back home



DONEGALL PASS



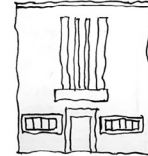
Butcher  
There are three butchers in the street, people mentioned them a lot, located at 103 Donegall Pass



Bakeries  
Lyon's Bakery, O'hara's Bakeries, Pam Roy Bakery  
... where were the places people loved to go.



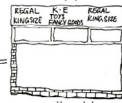
McQuiston School/ School of Music  
Most of kids in this area went for primary school around 1970-1980s.



Primary School/Youth Club/ Assistance Building  
The functions of the building changed several times over time, teenagers used to hangout around here and enjoyed the chatting times in the doorway with their friends at night. There was a candy shop on the right corner that attracted kids too.



Retail shop  
There were few large scale department shops in Donegall pass on the Botanic Avenue side, where all the clothes, toys, goods could be founded.



# BOTANIC AVE

## Shops

The street was full of businesses and shops. People mentioned bakeries, butchers, fabric shops, hair salons, clothes shops, dental care, post office...

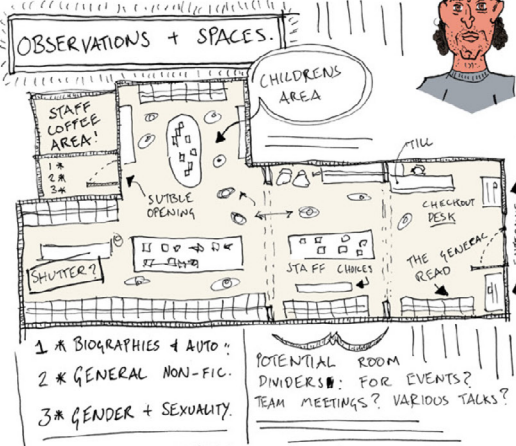
*"The lively business boom of Donegall Pass only stays in the memories."*

(Black and white sketches)

## Current City layout

- Parking
- Community
- Church
- Pharmacy
- Dwelling
- Retail
- Business
- Restaurant
- Groceries
- Vacant

# BOTANIC AVENUE: The pending epilogue.



## ADAPTING THE SPACE



## SUPPORTING THE LOCAL AUTHOR



BEFORE COVID THE SHOP HELD THESE BOOK LAUNCHING EVENTS EVERY WEEK => BUT, NOW ITS MORE DIFFICULT TO TALK ABOUT.

ATTENDANCE? LOW: MED: HIGH

10 15 20+

## OTHER EVENTS INCLUDE

- + BOOK EVENT: BENJAMIN WOOD & ROSS RAISING.
- + BOOK LAUNCH: "THE SANDSTONE CITY" BY ECAINE LANNING.
- + BOOK (BIAF) 2022: CELESTE MOHAMMED & JACOB.
- + BOOK LAUNCH: "ON DAYS LIKE THESE" BY MARTIN O'NEILL.

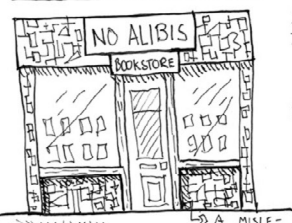
+ BOOKS -> NEED TO BE OUT OF PLACE A NIGHT, FOR SECURITY & FOCUS ON THE EVENINGS READ.  
+ TABLES & EQUIPMENT -> MUST BE FOLDED AWAY TO MAINTAIN SPACE.





### THE FRONT OF SHOP

MY FIRST IMPRESSIONS  
+ TIRED + WARM + WEATHERED.



REMINDS ME OF



### PIET MONDRIAN

STRIKES ME WITH A SENSE OF 'NOBNESS', WHICH IS KIND OF IRONIC. HE USES GEOMETRY & PRIMARY COLOURS TO EXP-LORE/REP- THE IDEA OF LANGUAGE.

SIDE NOTE: DAVID DOES BELIEVE THAT THE COMMERCIALISATION HAS HAD A DENT IN THE 'COMMUNITY', BUT THE DECLINE CAME BEFORE. SINCE RESIDENTS LEFT

### THE LAST HOUSE ON BOTANIC.

NAME OF OCCUPANT: UNKNOWN  
WE WERE TOLD THAT THE LAST RESIDENT OF A FULL HOUSE ON BOTANIC WAS AN ELDERLY, THAT FOUGHT AGAINST COUNCIL & DEVELOPERS.  
IT'S NOW A STAR-BUCKS.



### DAVID'S VIEWS ON BOTANIC.

HIS INITIAL OBSERVATIONS ON THE STREET WAS THE PAVEMENTS WHEN HE MOVED HE COULDN'T GET OVER THE SIZE OF THEM & HOW PEOPLE WOULD CONVERGE & ROAM AROUND THEM FREELY.

VS  
+ TODAY WHERE THE CAR RULES CONSUMING THE ROAD & WALK-WAYS.

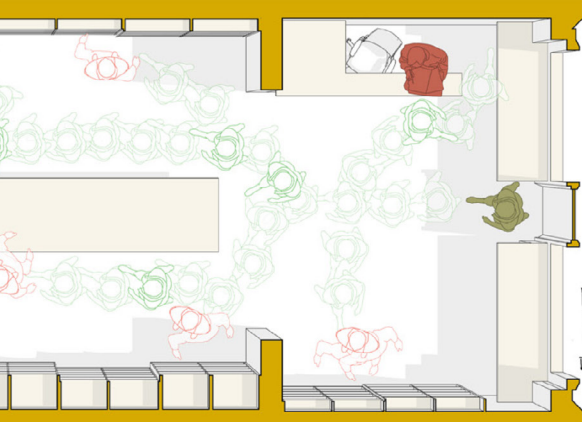


SHOPS & FLATS. 5.54m

### COMMUNITY BETWEEN THE SHOPS.



HE FEELS A SENSE OF CURIOSITY AROUND THE POTENTIAL PEDESTRIANISATION.



### BEFORE NO ALIBIS.

DAVID WORKED IN THE QUEEN'S UNIVERSITY'S BOOKSHOP... SO HE IS FAMILIAR WITH THE LOCAL AREA. IT HELPED HIM GAGE WHAT PEOPLE LIKE & WHAT PEOP- NEED.



WHAT BOOK. ?

BACKGROUND



### DAVID!

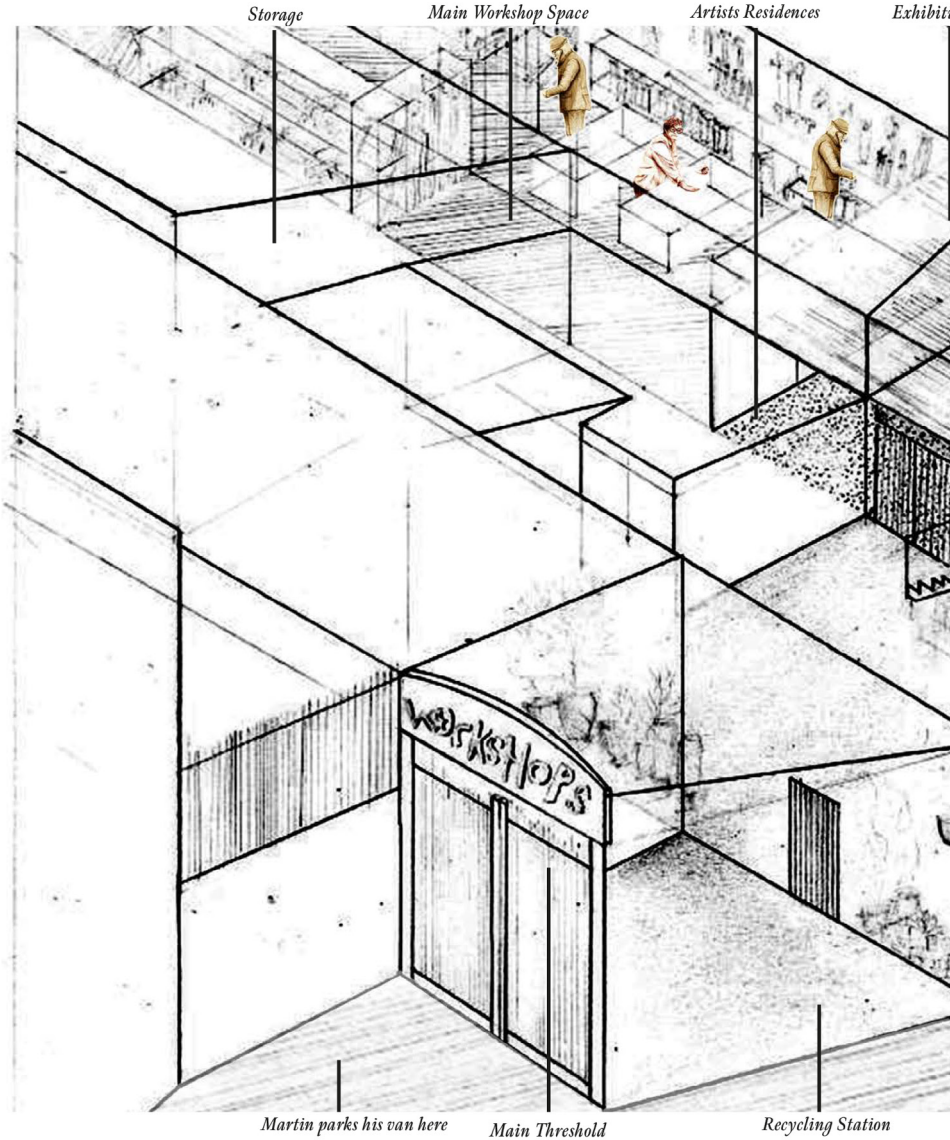


THE OWNER OF NO ALIBIS.

AN INDEPENDENT BOOKSTORE ON BOTANIC AVENUE

FOUNDED IN: 1997

*Axometric originally d*



# STREET WORKSHOPS

Drawn at a scale of 1:100



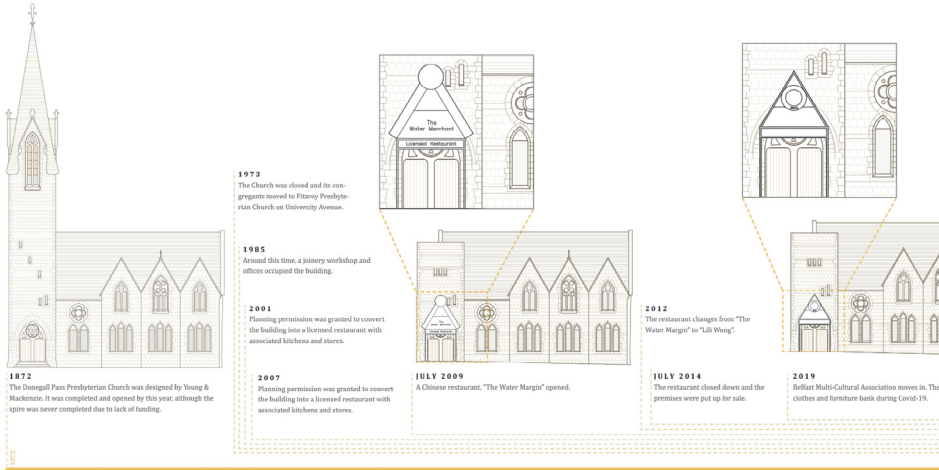
*Martin Carter*

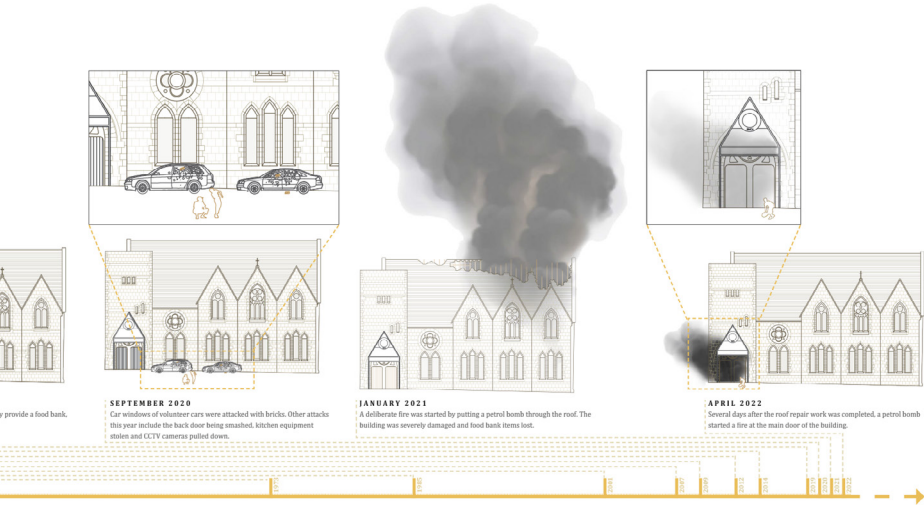
*Director of Lawrence Street Workshops.*



*Helen Crickard*

*Co-ordinator of Lawrence Street Workshops,  
Trades Manager for WOMENSTEC &  
Events Coordinator for Reclaim the Agenda*



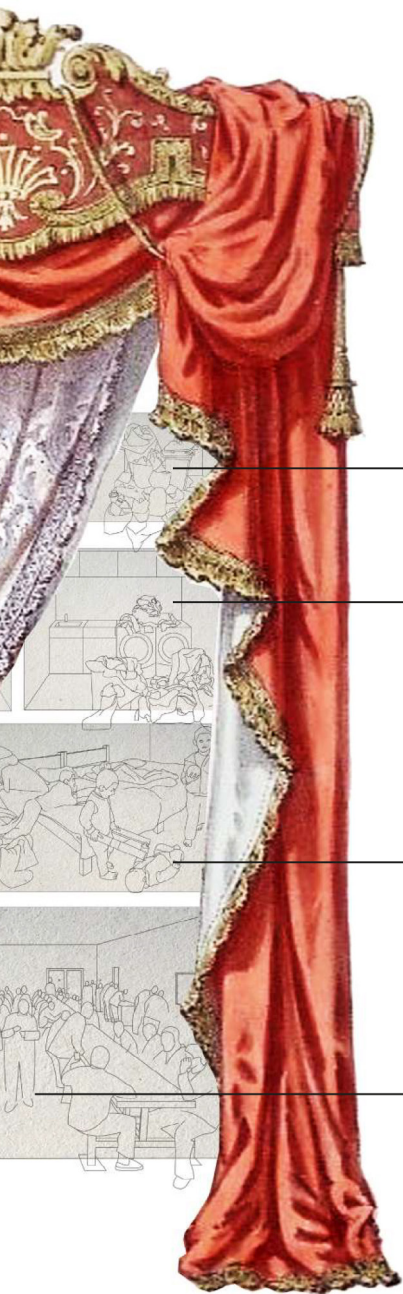




♦♦ COMMENT

## Illegal immigrants are not entitled to luxury hotels





UNCOLLECTED REFUSE

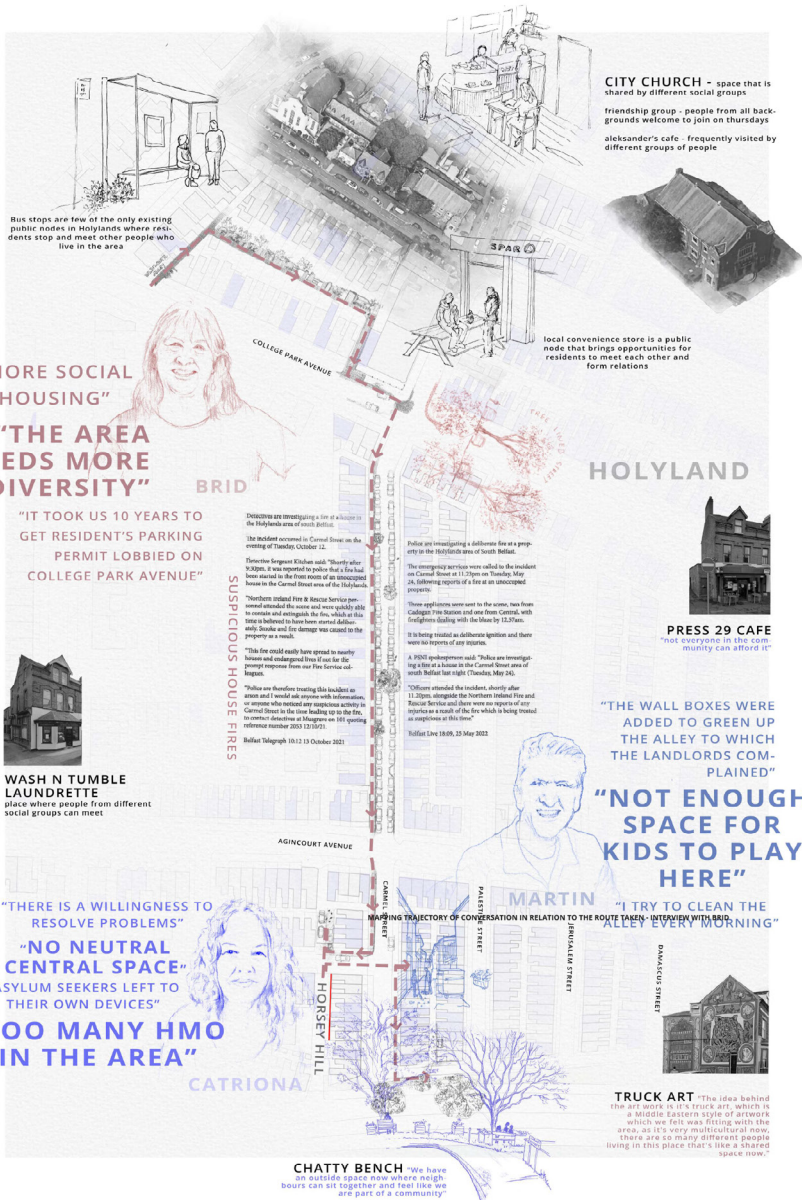
DELAY IN FIXING BROKEN  
WASHING MACHINES IN  
SOME HOTELS MEANS THAT  
ASYLUM SEEKER FAMILIES  
QUEUE FOR THEIR WEEKLY  
RETURN

LARGE FAMILIES IN ONE  
ROOM

ALL RESIDENTS MUST DINE  
AT THE SAME TIME

*'Through collective everyday practices of acquiring familiarity, local social networks and local cultural institutions emerge.'*





**"MORE SOCIAL HOUSING"**  
**"THE AREA NEEDS MORE DIVERSITY"**



BRID

**"IT TOOK US 10 YEARS TO GET RESIDENT'S PARKING PERMIT LOBBIED ON COLLEGE PARK AVENUE"**

**SUSPICIOUS HOURLIES**

Police are investigating a fire at a house in the Holyland area of north York.

The incident occurred in Central Street on the evening of Thursday, October 12.

Detective Sergeant Kishan said, "Shortly after 9:00pm, it was reported to police that a fire had been started in the front room of an unoccupied house in the Central Street area of the Holyland."

"North York Fire & Rescue Service personnel attended the scene and were quickly able to contain and extinguish the fire, which at the time, broke out in the front room of the house. Only smoke and fire damage was caused to the property as a result."

"This fire could easily have started in a nearby house and endangered lives if not for the prompt response from our Fire Services colleagues."

"Police are therefore treating this incident as a crime and I would ask anyone with information or anyone who noticed any suspicious activity in Central Street in the time leading up to the fire to contact detectives at Muggers on 905-470-9100 or the reference number 2022-12-1071."

Mississauga Telegraph 10:12 13 October 2021



**WASH N TUMBLE LAUNDRETTE**  
 place where people from different social groups can meet

**CITY CHURCH** - space that is shared by different social groups  
 friendship group - people from all backgrounds welcome to join on thursdays  
 aleksander's cafe - frequently visited by different groups of people

local convenience store is a public node that brings opportunities for residents to meet each other and form relations

HOLYLAND



**PRESS 29 CAFE**  
 "not everyone in the community can afford it"

**"THE WALL BOXES WERE ADDED TO GREEN UP THE ALLEY TO WHICH THE LANDLORDS COMPLAINED"**

**"NOT ENOUGH SPACE FOR KIDS TO PLAY HERE"**



MARTIN

**"I TRY TO CLEAN THE ALLEY EVERY MORNING"**

**"THERE IS A WILLINGNESS TO RESOLVE PROBLEMS"**

**"NO NEUTRAL CENTRAL SPACE"**  
**"ASYLUM SEEKERS LEFT TO THEIR OWN DEVICES"**

**"TOO MANY HMO IN THE AREA"**



CATRIONA



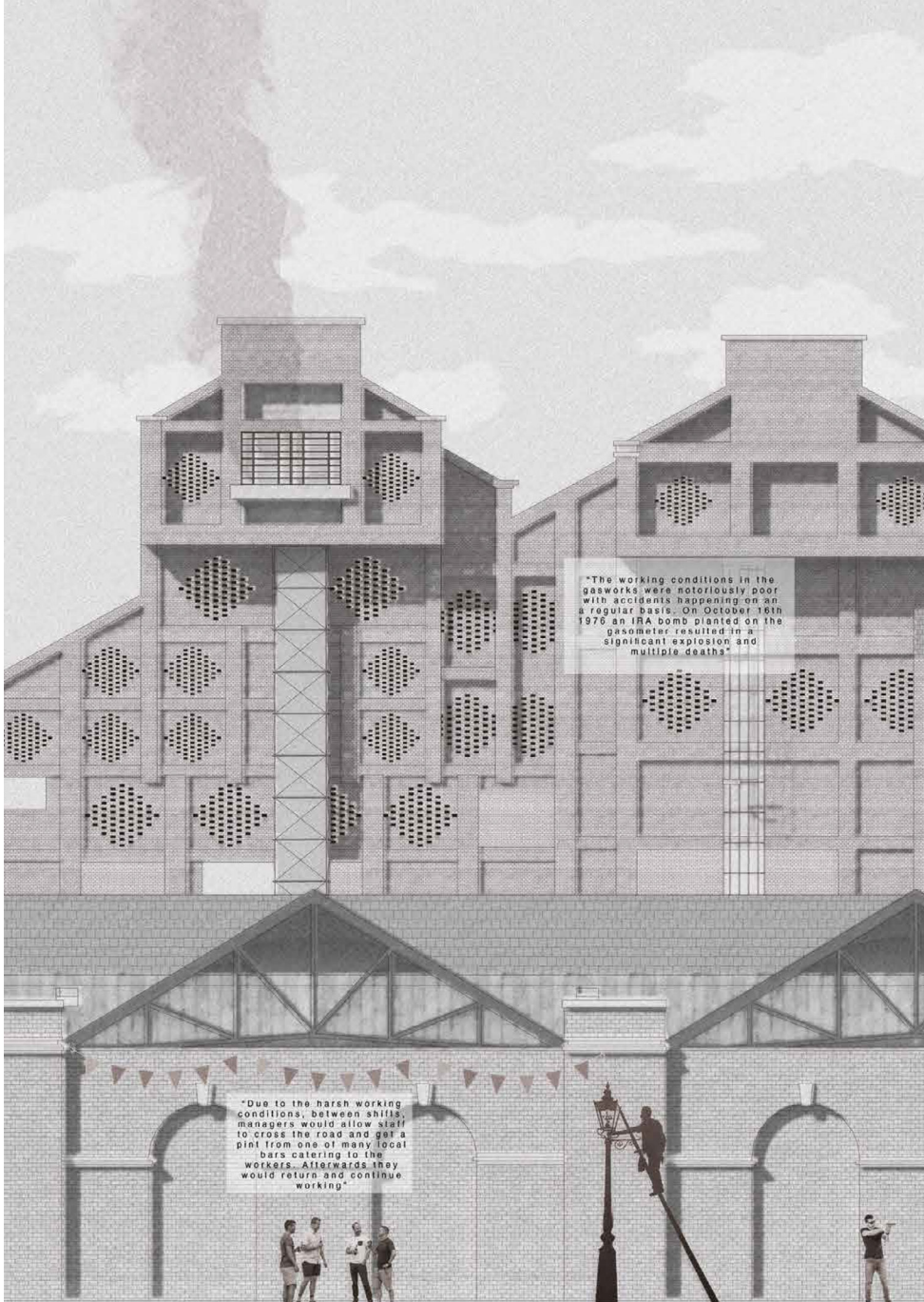
**TRUCK ART**  
 "The idea behind the art is more about a truck art, which is a middle eastern style of artwork which we felt was fitting with the area. As it's only multicultural now, there are so many different people living in this place that's like a shared space now."

**CHATTY BENCH** "We have an outside space now where neighbours can sit together and feel like we are part of a community"

**ETHNOGRAPHY**

Through the course of the semester we engaged in a series of interviews with residents, business owners, community groups and other individuals connected to the Botanic Area. These studies allowed us to observe and immerse in the area to collate a rich body of research that provided a holistic insight into people's perceptions, behaviors and social interactions.

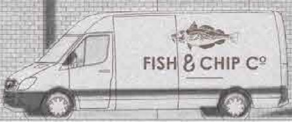
This ethnographic research began through an interview with Brid Ruddy, a Holyland resident of 30 years. This interview led to mapping out key points of interest taken from the interview in relation to the route taken. Later interviews with residents were mapped out and layered to to compare conversations. These layering of data further helped affirm multiple sites within the neighbourhood into layering of familiar attachments.



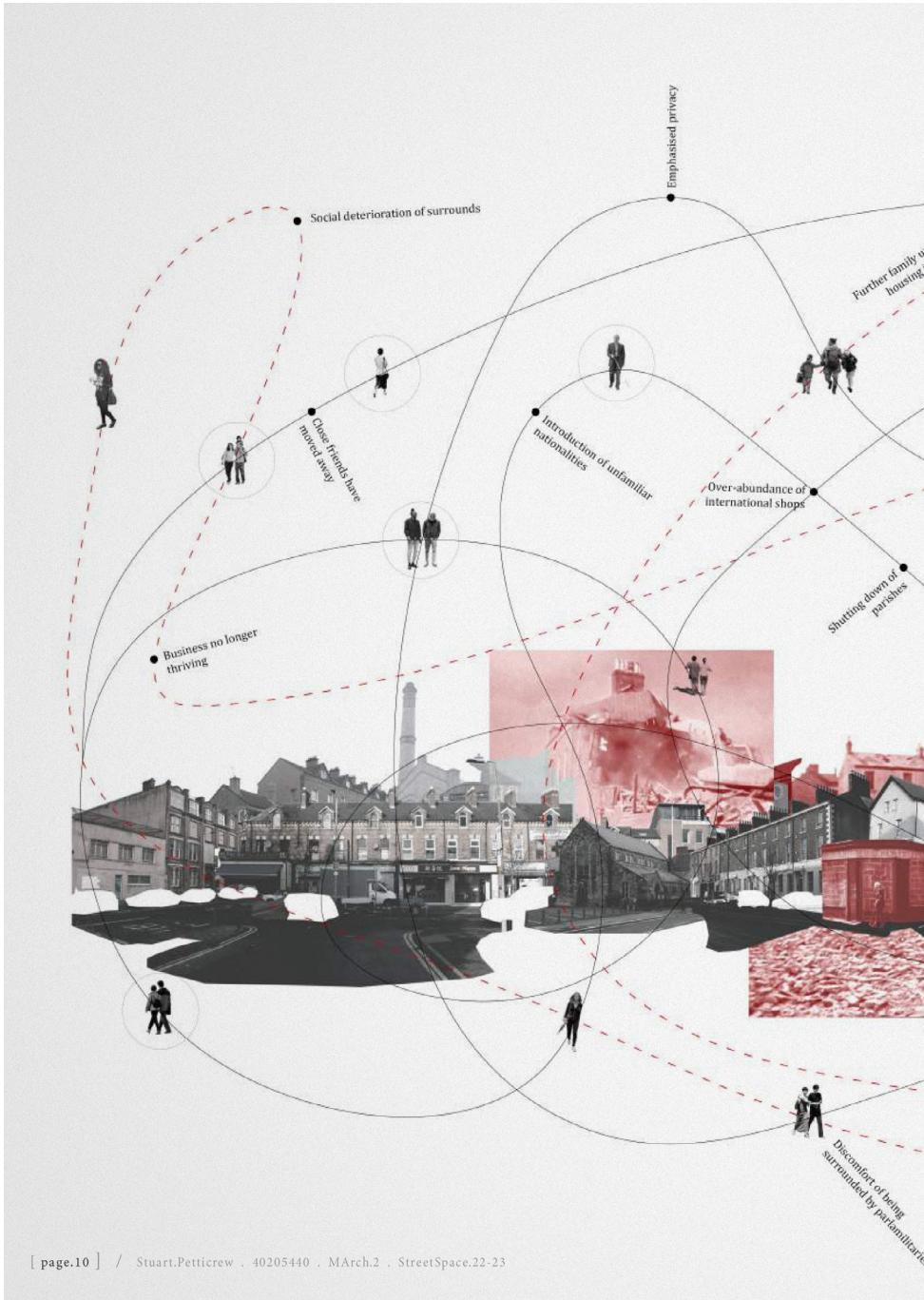
"Two employees while 'dossing' work barred the elevator shut and began to sunbathe on the roof. They were only caught due to a army helicopter flying overhead who subsequently contacted the police"



"On returning home one evening a gasworker employee's van was hijacked by a member of a unionist paramilitary wielding a gun. The man gave orders to drive to a fish and chip shop where he went inside, got food and ordered the man to bring him home"



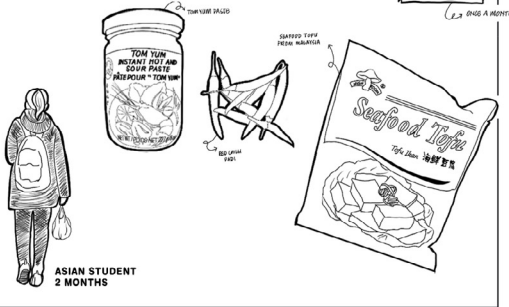
"At a certain point in time, Belfast was heavily reliant on gas where even gas refrigerators were a common appliance in home until oil ultimately destroyed the industry and the gasworks along with it"





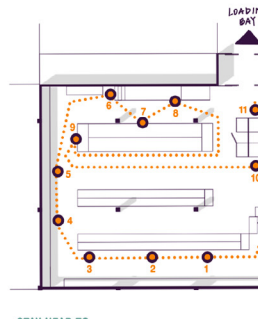
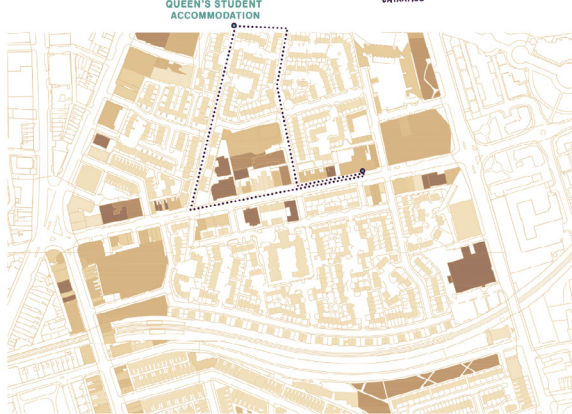
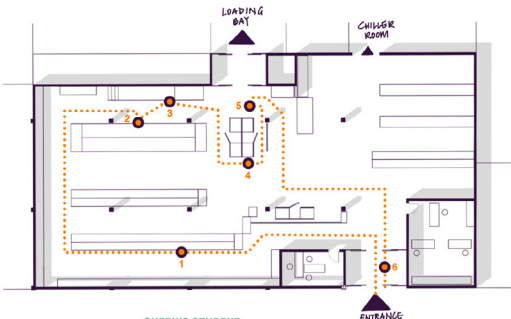
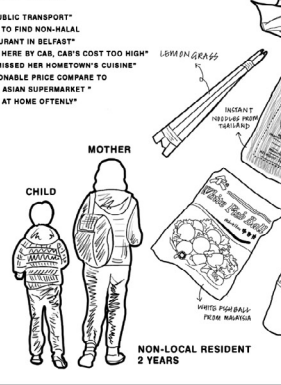
Sarah said:

- "LOCATED AT RURAL AREA"
- "DO NOT KNOW THE STORE IS EXIST"
- "WIDE RANGE OF ASIAN SAUCES"
- "FRIENDLY CUSTOMER SERVICES"
- "CLEAR PRICE AND NAME TAG FOR EACH ITEMS"



Farah said:

- "NO PUBLIC TRANSPORT"
- "HARD TO FIND NON-HALAL RESTAURANT IN BELFAS"
- "CAME HERE BY CAR, CAB'S COST TOO HIGH"
- "SHE MISSED HER HOMETOWN'S CUISINE"
- "REASONABLE PRICE COMPARE TO OTHER ASIAN SUPERMARKET"
- "COOK AT HOME OFTEN"



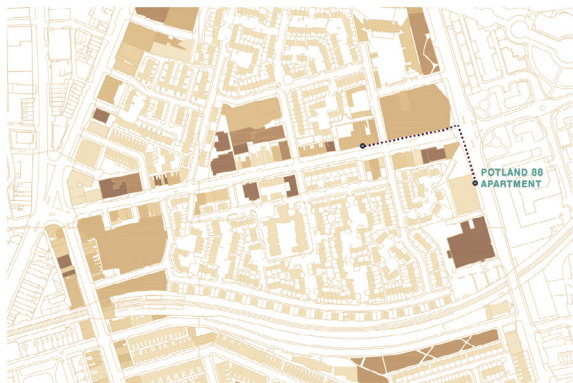
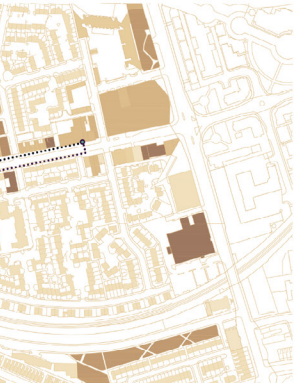
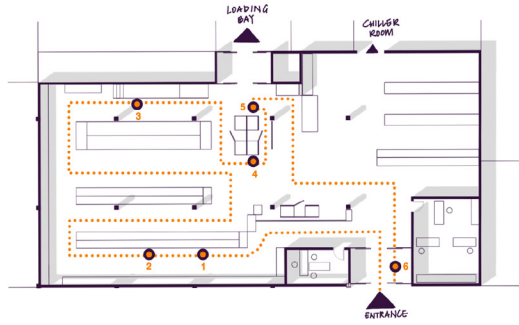
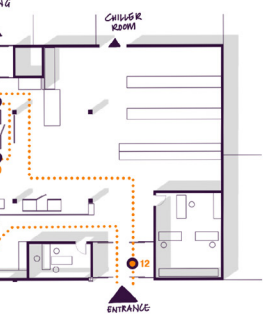
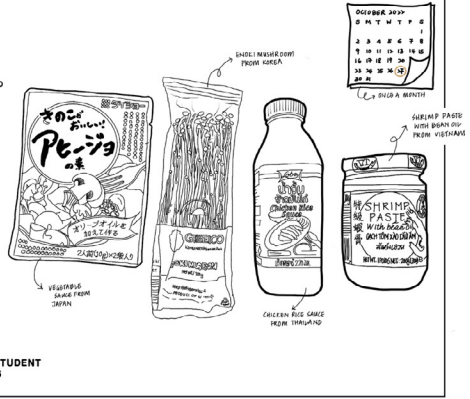


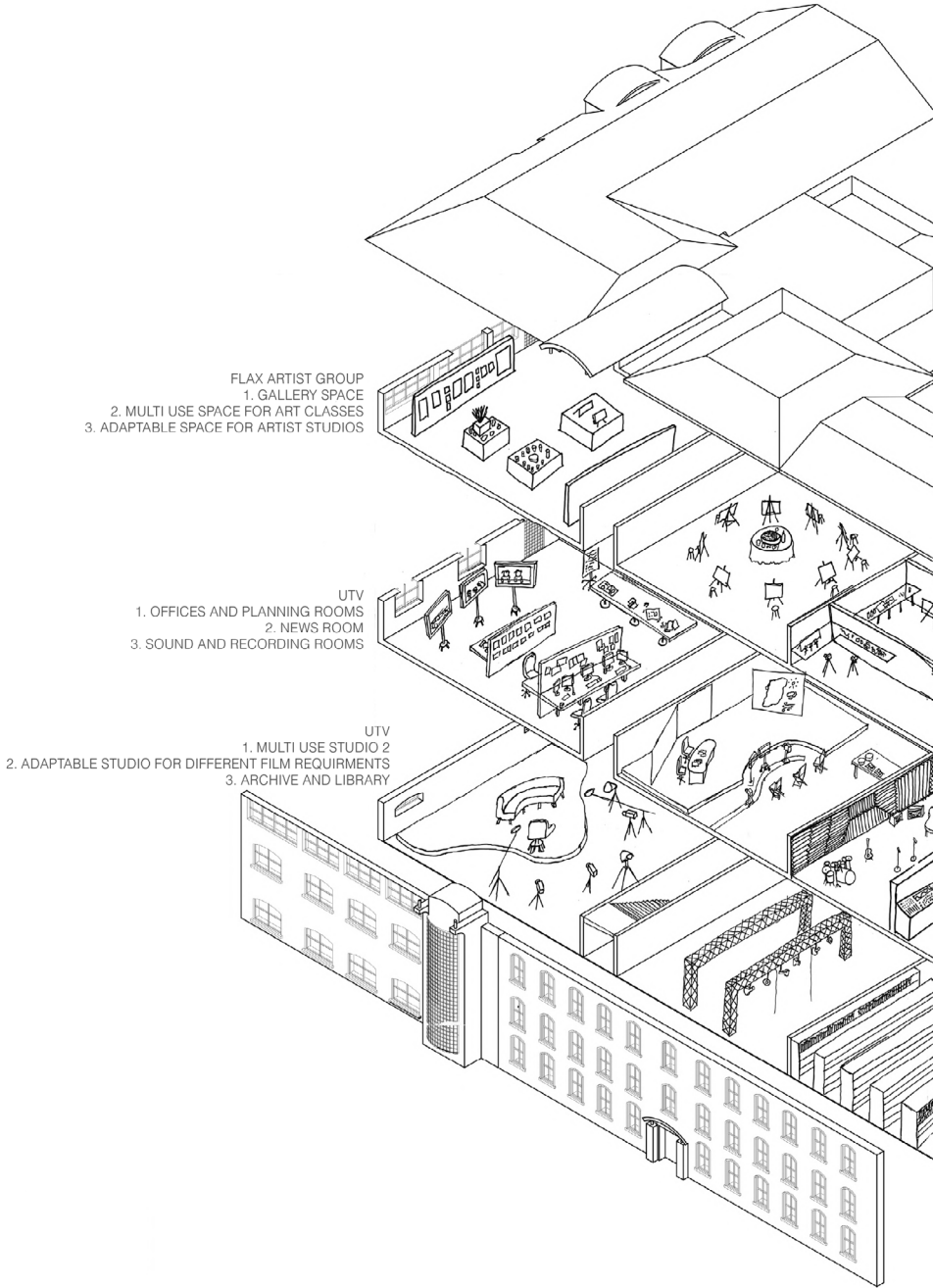
Anna said:

- "NEAREST TO HER HOSTEL"
- "VARIETY OF SAUCES"
- "THE STORE IS WELL ORGANISED"
- "EASY TO FIND WHAT SHE WANTS"
- "NO TIME TO COOK."
- "INSTANT NOODLES IS HER OPTION TO KEEP HERSELF FULL"
- "FOOD IN DELFALT IS EXPENSIVE"
- "LOVE ASIAN FOOD"

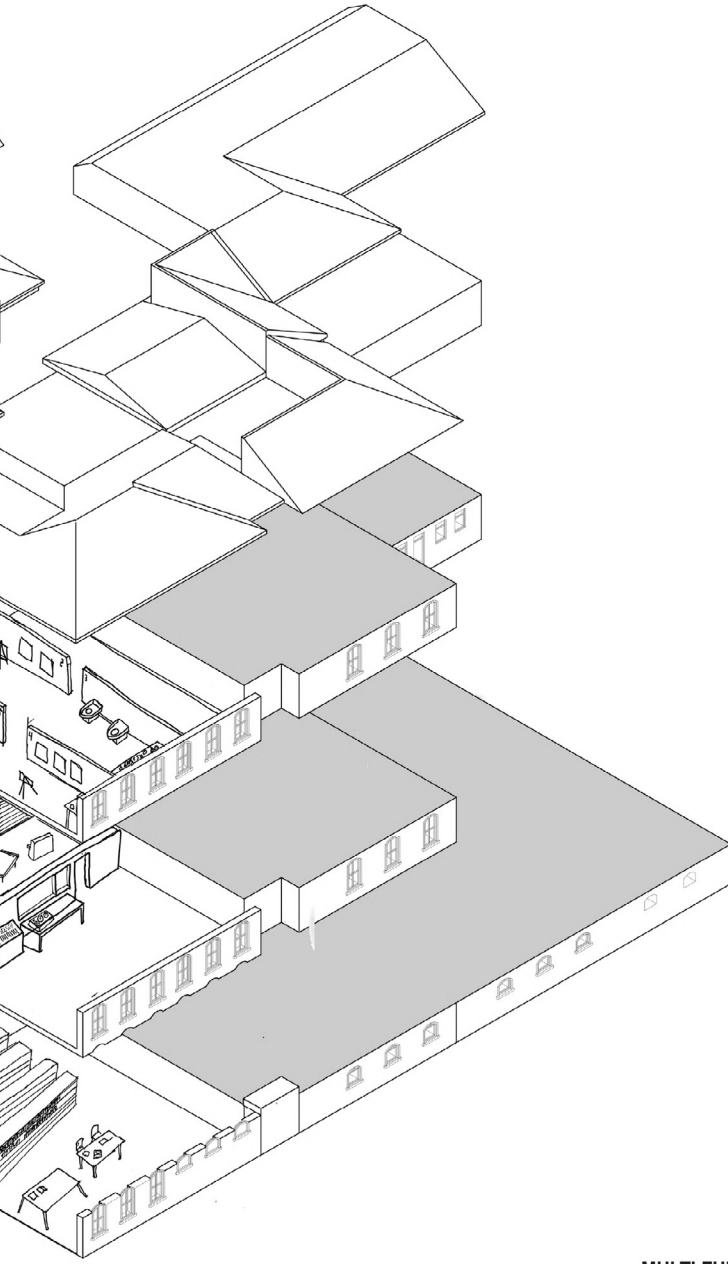


ASIAN STUDENT  
6 YEARS









**MULTI FUNCTIONALITY OF THE  
HISTORIC FABRIC:**  
SKETCHING THE USES OF HAVLOCK HOUSE OVER  
THE LAST HALF CENTURY

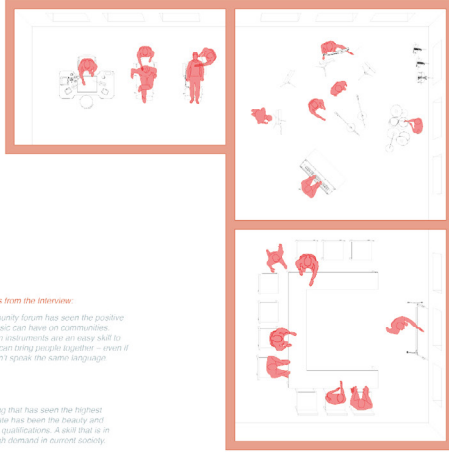


*In the preliminary stages of the research of the site, Holylands and Donegall Pass I had the opportunity to speak with Peter McDonald, from Donegall Pass Community Forum. It was in this initial discussion that I was introduced to the various forms of education, training and skill sharing that was at the core of the forum. Furthermore, I was made aware of the lack of educational facilities, for the Donegall Pass residents since the 1960's. This gap in the neighbourhood has directly contributed to the high levels of deprivation.*

*I continued this line of research with the staff that oversee the education department in Donegall Pass Community Forum, Elaine Mansfield, Sandy Webb and Nicole King. This discussion furthered my interest in the subject of education in the neighbourhood or lack thereof. The education team made me aware of the fantastic work that has been done through the forum. However, they highlighted that once residents were successful in their qualifications they often moved on from the area. Therefore, this cycle ultimately continues to leave Donegall Pass in the same state of deprivation.*

*As part of the ethnography research I began to look back at the history of education in Donegall Pass. This brought me to the now derelict Belfast School of Music building. A building designed by Reginald Sharman Wilshire, following a number of primary schools around Belfast. Built between 1934-36 the school housed the McQuiston Memorial primary school until 1964 when it was taken over by the Belfast School of Music until 2009. I was fortunate enough to interview Ron McMurray, a former pupil at the McQuiston Memorial primary school. He recalled fond memories of his time at the primary school before it moved.*

*In a further attempt to understand the changes that have arisen in Donegall Pass I analysed the map of the area when the primary school first opened (1936) and the map of present day. Through this task it was evident that changes in the urban fabric have isolated areas in Donegall Pass. Additionally, photos given by Ron McMurray highlighted the difference in the relationship between the people, buildings and streets.*



**Comments from the interview:**

The community forum has seen the positive effects music can have on communities. Percussion instruments are an easy skill to learn and can bring people together – even if people don't speak the same language.



**Elaine Diamond**  
Development Manager



**Sandy Walsh**  
Policy and Education Coordinator



**Nicole King**  
Policy and Education Support Worker

The training that has seen the highest success rate has been the beauty and watching qualifications. A skill that is in current high demand in current society.

There are a variety of classes to help residents improve their English, maths and IT skills. These skills and qualification have helped residents progress to further education. However, the predominant by some students has left other students with nobody interests them.



**Comments from the interview:**

The use of fruit and vegetable growing has been adapted to education residents in healthy eating and well-being.

The community forum has put on events in the community garden to bring residents together in as a neutral space and possible. The residents are encouraged to feel free to speak openly in this space.

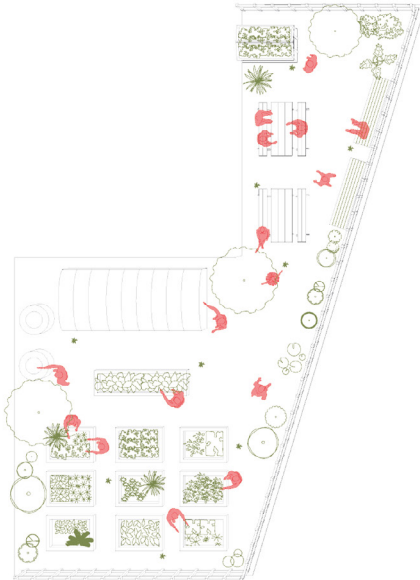
The community garden is run in a self-sufficient way to reduce cost and also have a positive environmental impact.



**Peter McDonald**  
Working background – Landscape Architect - activist for communities

Australia  
National Capital Planning Commission – green field work on small satellite towns

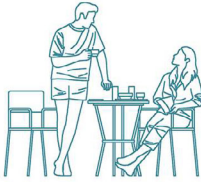
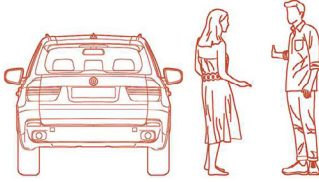
Northern Ireland  
Consultant for the Housing Executive  
Derrytownside NI  
Downpatrick Community Forum



*'This is however, neither an ethnography of shopping nor of consumerism as a pleasurable and readily purchasable mode of cultural exchange. It is a scrutiny of multilingual forms of communication on a multi-ethnic street, and of the modes of expression afforded within local spaces of work, convenience and leisure.'*



' Since we got the residents' parking we have reconnected with our neighbors for across the street. Before that everyone was parking their cars in their courtyards and that connection was lost '



' The big garden gives us great flexibility to customise and use our space according to our needs and preferences '



\* All the quotes are from our interview with Bronagh Hinds





*' The communal corridor gives us the opportunity to socialise with our neighbors and we often do barbecues or meet each other there '*



*' I used to live in one of the Botanic Court houses and those were some of the best years. The communal courtyard was great, we did gardening, parties, barbecues the kids were playing, I loved it '*



The houses of Botanic Court all share one communal courtyard / garden which creates a very strong sense of community and is ideal for neighborhood social events.

## botanic court

COMMUNAL COURTYARD

The houses of Rugby road combine the benefits of big private gardens for each residence as well as a communal corridor that runs through them and connects the neighbors.

## rugby road

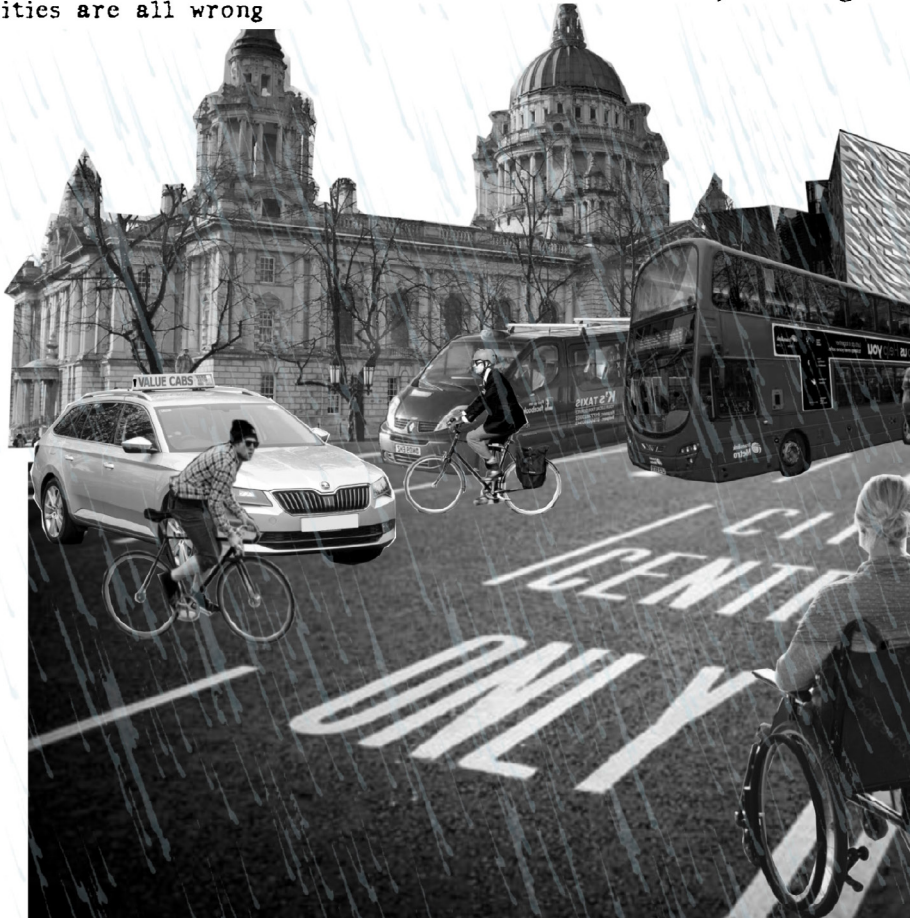
PRIVATE GARDENS & COMMUNAL CORRIDOR

“ we always design to the minimum standard ”

“ people are ”

“ priorities are all wrong ”

“ we need to fix the way we design the ”



“ 20 percent of the Belfast population have a ”



aren't the priority  
the world, not disabled people  
too car dependant

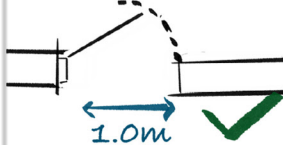
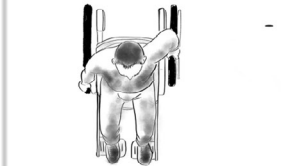
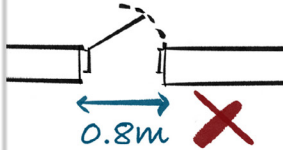
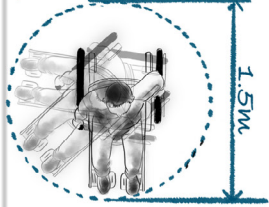


DISABILITY AND MOBILITY  
COLLAGE ON THE CITY OF BELFAST

disability

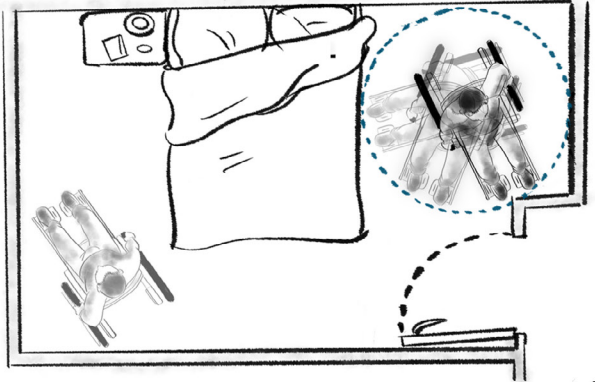
# Interventions to facilitate comfortable mobility using a wheelchair in the house

space to rotate with wheelchair

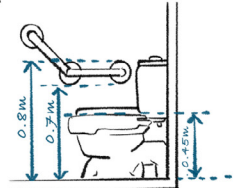
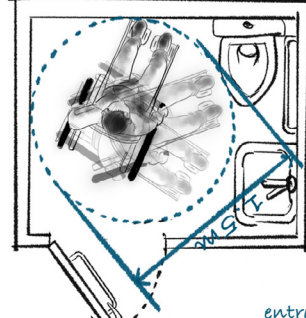


following Iris' routine for a day and observing her mobility challenges due to arthritis, following are the interventions that could make her living inside her current house less challenging, along with use of wheelchair

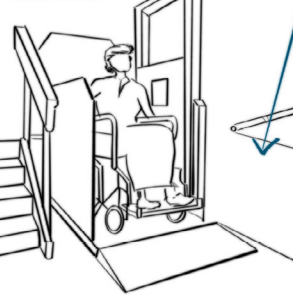
spatial planning of bedroom with wheelchair using



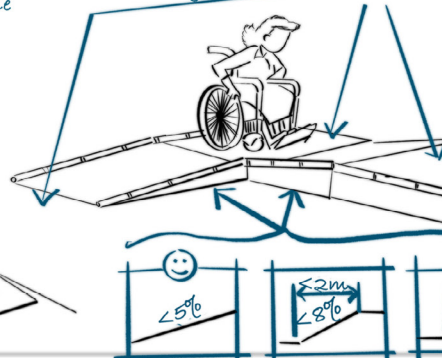
spatial planning for toilet and pot with wheelchair using



entrance ramp to tackle floor difference with wheelchair

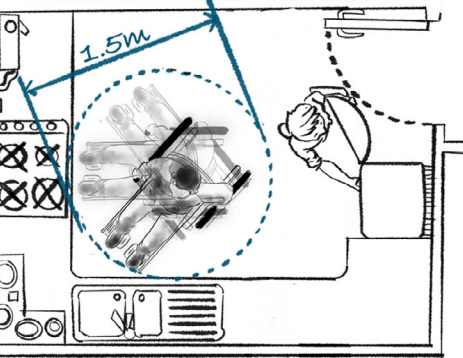


entrance ramp to facilitate unassisted wheelchair entry Landing

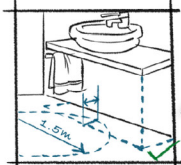
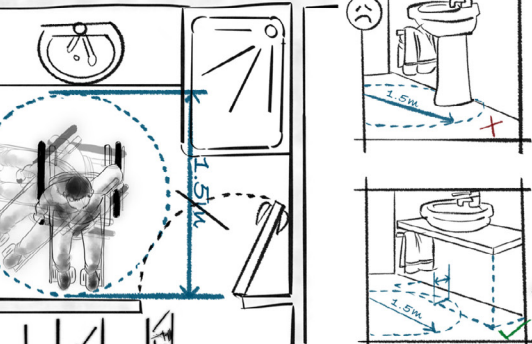


hydraulic lifts to move between floors with wheelchair

spatial planning of kitchen with wheelchair using

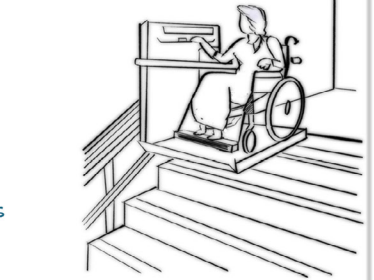
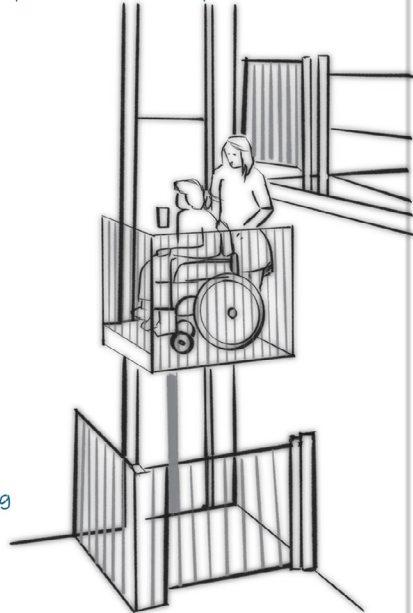
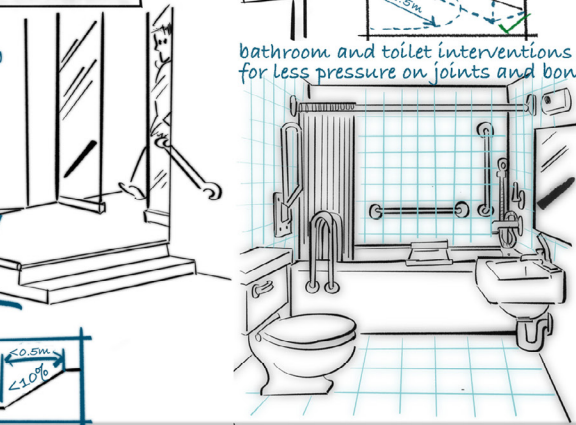


spatial planning for bathroom and basin with wheelchair using



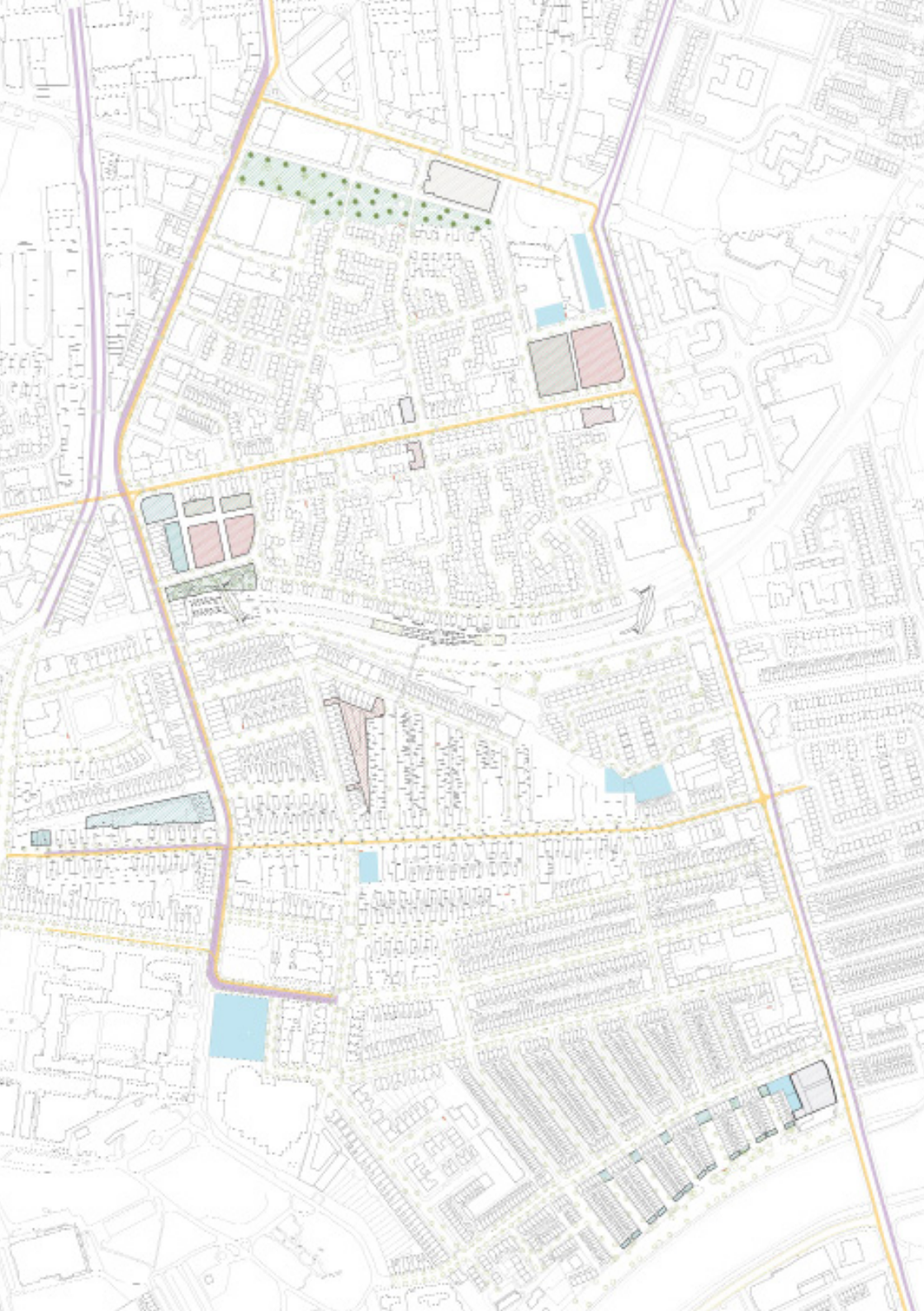
cheaper and easy substitute for hydraulic lifts, requires no structural modifications

bathroom and toilet interventions for less pressure on joints and bones





# PROJECTS



*‘The street is space within the urban margin shared by newcomers and established residents that allows to explore practices of adaption. Sociologists would ask the question: Who is it that is most able to adapt?’, while a geographer or architect might ask, ‘In which spaces is adaption most likely to occur?’ These are questions that should not be separated.’*







This design project aims to explore how ecology can be used to enhance the built environment. My project aims to use the forgotten spaces of Belfast and regenerate them into more inviting and habitable spaces. I have focused my case study on the cul-de-sacs of Donegall Pass, specifically Pine Way, which was constructed during the 1960/1970s regeneration of the area. This focusses on 3 key spaces, alleyways, gardens, and streets. I created my own design guide influenced by the LTNs in London and the bicycle culture of the Netherlands. I used elements such as the installation of street trees, permeable paving and quality street furniture as well as pocket playparks inspired by the works of Aldo Van Eyck in Amsterdam. Strategic planting of native flora is incorporated to increase biodiversity, reduce the effects of climate change and benefit the mental and physical health of residents.

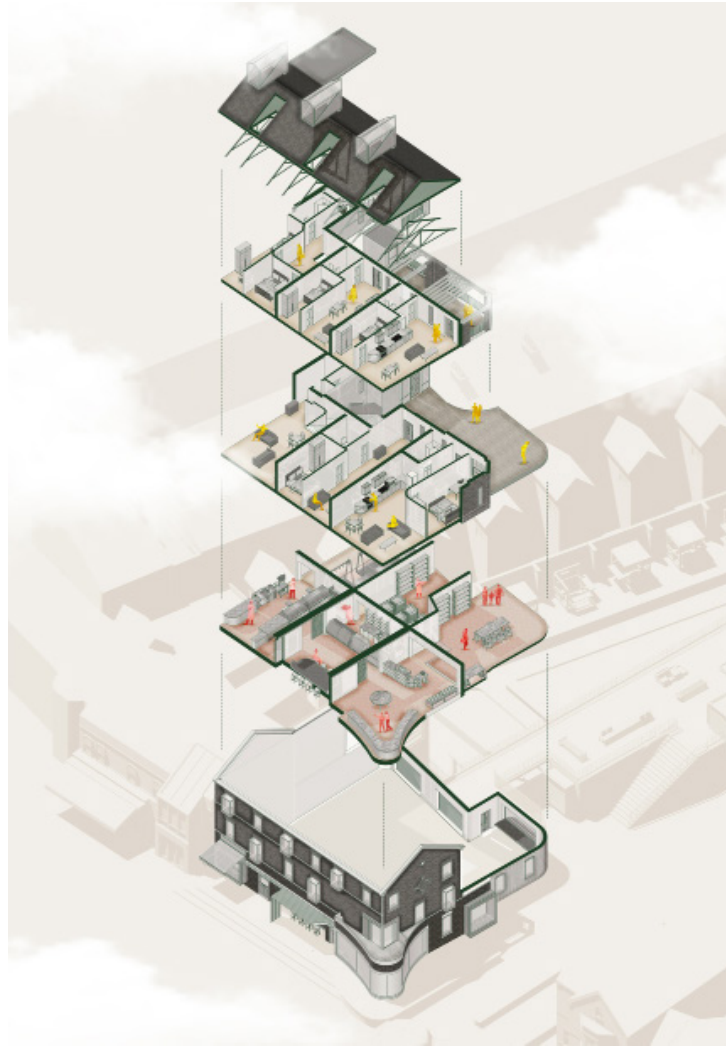
The industrial side of my site incorporates an apple distillery where local jobs and revenue can be generating. The tree nursery helps to support local tree planting, linking to wider schemes. A local shop can sell excess produce as well as locally sourced goods for the community. A café acts as a place of congregation and socialisation. The production and education of growing processes in the greenhouse and outdoor beds combined with the learning kitchen gives the community knowledge of practices they can incorporate in their homes, giving food security and access to local produce, reducing their carbon footprint.





### A Space For Life

Explore Urban Neighbourhood Space for Ageing in Donegall Pass. The scheme explores the potential of social/shared spaces in the Donegall Pass neighbourhood designed for all generations but with a focus on the elderly, formed from the culmination of ageing theory, ethnographic research and precedent studies.



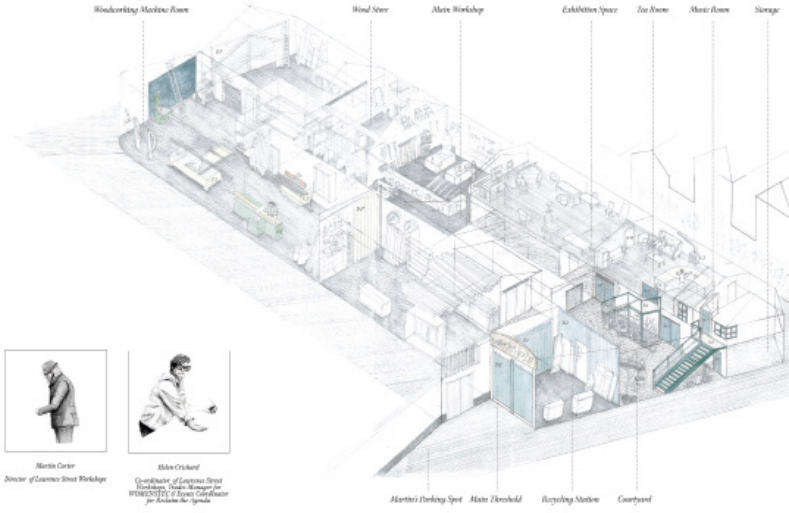


What is a 'High Street'; is it a place where people go shopping regularly, or is it a space where people meet for a specific occasion? This thesis is exploring what the high street once was, what it currently is, and what it needs to transform into to ensure its survival. After attaining rich bits of information and specific local knowledge around the area, it helped me build a line of inquiry, that then directly informed a design proposition. The specific high street I am basing the project around is Botanic Avenue.

The design I have proposed will start to treat and convey the various aspects of the high street beyond just retail. Zoning different spaces of the new programmatic street to give it a health diverseness that can appeal to the current broken community. The project will also analyse the current context to explore why the current individuals residing in Mount Charles and Botanic Avenue aren't present or remembered as much as the residents that once lived within the terrace housing – proposing a new way of 'loft living' among a more youthful demographic.

DOCUMENTATION OF THE EXISTING PROGRAMME

Assessment originally shown at F&S, inspired by Hare and Peck Studio



**Martin Carter**  
Director of Learning Street Workshop



**Helen Cryanoff**  
Co-ordinator of Learning Street Workshop, Senior Manager for WORKSPACE, Deputy Co-ordinator for Learning Street



## Building Workshop and exhibition Space For Women

What if the work of women in construction was given exposure? What if the courses offered in construction at the Belfast Met had another location in the Holylands or Donegal Pass, where women could learn a vocation together? The Belfast Met has a workshop for bricklaying, plumbing and construction. The works of students often stays within the walls of the workshops. If women could see other women build, this could empower more women to learn a vocational skill set and be set free from the mind set of low educational attainment.

## Lawrences Street Workshop Makers Visibility

The Lawrence Street workshops is home to a group of artists and craft producers, found in an old stable yard, hidden behind terraced housing in the Holylands. This workshop does not currently have active shopfront exhibition space to expose the work they do. Female artists, such as Claire Sampson, a sculptor, currently reside at Lawrence street. A shopfront is a simple and important way to expose production process and improve brand awareness, strengthen local cultural identities and potentially increase customers.





This project, located on the contentious site of 159-161 Donegall Pass, aims to renovate the former Donegall Pass church and build a new extension to become the new Textile Education Centre. The purpose of the building is to integrate the Donegall Pass community, immigrants and outsiders through art education in the form of traditional linen making, weaving, sewing and natural fabric dyeing workshops. On site, there is a permanent retail space for the sale of bespoke linens and an apartment for a resident weaver.







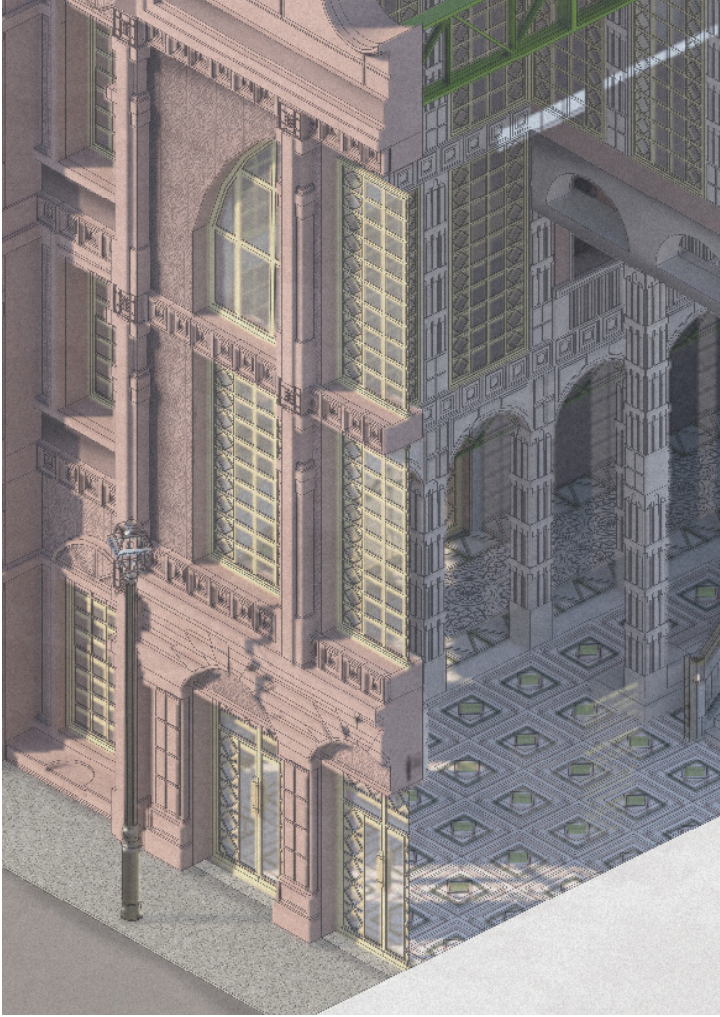
A VIEW OF THE BUILDING FROM THE NEWLY  
PEDESTRIANISED POSNETT STREET SITE.

A MOTHER AND CHILD WATCH KIDS PLAY ON  
THE STREET BY THE FOOTBALL PITCH FROM THEIR  
DINING ROOM WINDOW.  
A MAN HAS JUST EXITED THE BUILDING  
WHILST ANOTHER ENTERS VIA THE SLIDING  
DOOR OF THE BIKE SHED, FROM WHERE HE  
CAN CONTINUE DIRECTLY THROUGH TO THE  
INTERIOR COURTYARD.  
MEANWHILE, TWO MEN GREET EACH OTHER ON  
THEIR BIKES SUPPLIED BY THE BIKE PROJECT.

## 'Dignity for the Displaced'

The project is one of urban regeneration, combining sheltered housing for the homeless and a community centre which acts as an extension of the facilities offered at the existing Donegall Pass Community Forum, situated on the corner of the opposite end of Donegall Pass. The project stems from research into the inadequate contingency accommodation provided for the growing numbers of asylum seekers in Belfast. The existing accommodation is in breach of a number of human rights, encompassing issues of dignity, autonomy and spatial injustice. Neither the sheltered housing nor the community centre will discriminate in who it welcomes, so it will act as a soft cushion of acceptance and integration most notably for vulnerable, isolated or marginalised members of society and those who have had to flee the volatile environments in their home countries. Temporary housing is an increasingly in-demand model due to the rising numbers of climate refugees across the world. It is predicted that there could be 1.2 billion refugees by 2050.







The thesis aims to look at how ornamentation through forms of representation can be used to dissolve the lines of exclusivity. This is in line with the teachings of Semper and his notions on the façade and its importance as a representational device for people to understand a building.

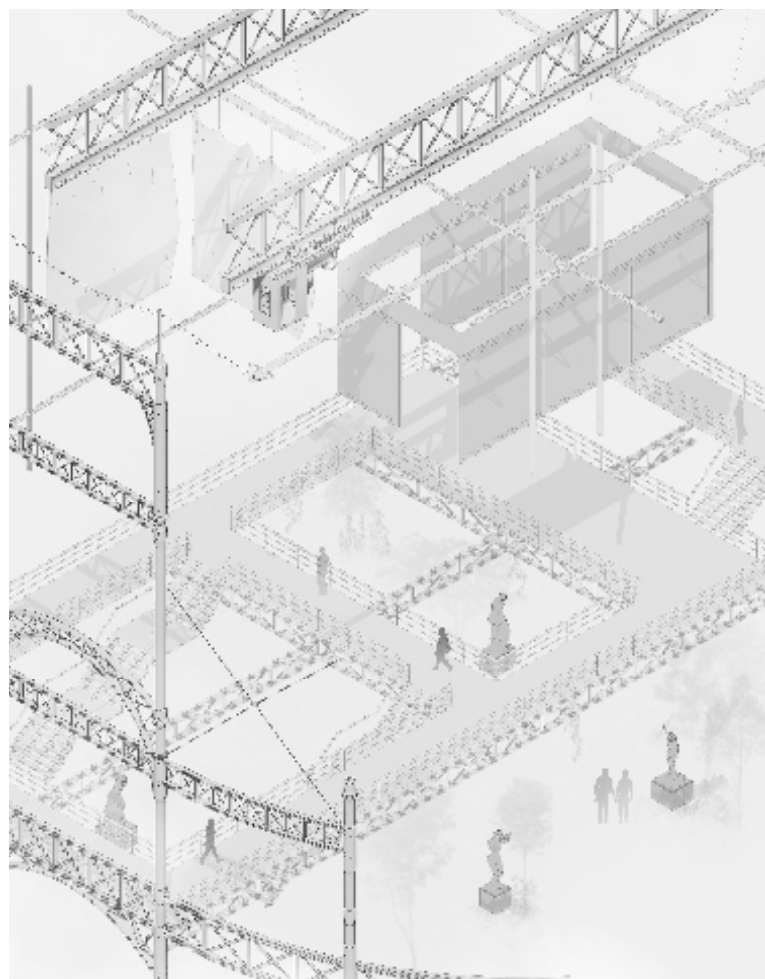
In order to make ornamentation that has no associations to certain classes the aim is to look at the idea of non-figural forms of representation which will allow for a range of different interpretations based on the individual.

The project site is on the Ormeau Avenue, in the historical linen quarter as through the pre-design process the Donegall Pass housing cul-de-sacs interested me with their disconnection from the surrounding areas and the city centre. The industrial heritage of the Linen quarter and Belfast as a whole played an important role in the project as the decrease in industry left many working class demographics out of work especially the closure of the gasworks on the Ormeau Road. The aim of the project was to introduce a series of new workshops which included; masonry, carpentry, metalworks, textiles and ceramics with retail facilities provided in order to reinforce the creation of a local cyclical economy which benefits the community.

Connecting people in ways which has never before been possible lies as an overarching opportunity for the incoming Fourth Industrial Revolution. While communities in some areas of certain cities have become fragmented within themselves, virtual connections have already started to emerge and will of course continue to do so at a rising rate.

This project looks at the role architecture has played on past industrial revolutions and begins to question the essential functions it can begin to hold when facilitating innovation through this period of unknown. A potential lies in experimental architecture as it can inspire spaces that allow for the equitable distribution of technology and access to virtual connections to create a more cohesive community through technology.









Food is essential for everyone. Every culture have their own unqiness in their cuisines. By going through the process of food production, a bridge is form that links the group of different ethnics together.

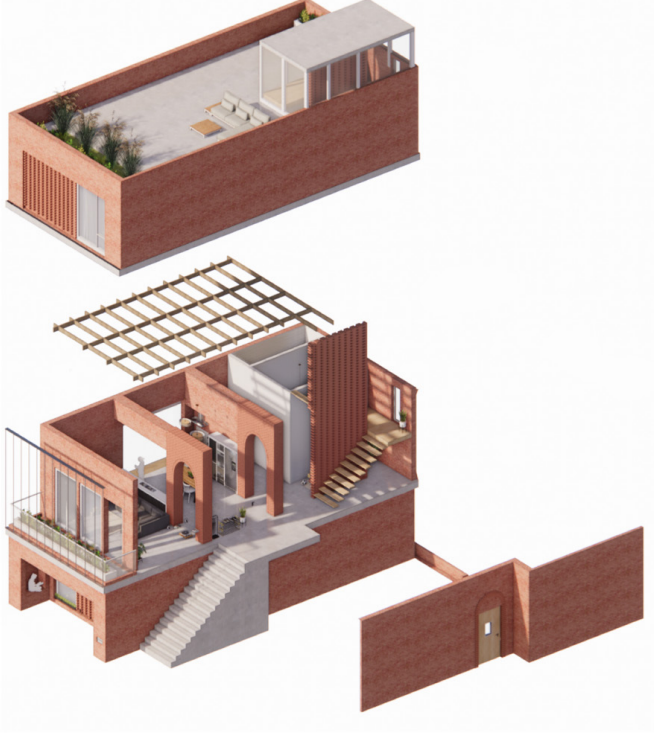
On the other hand, the intention of this proposed project to improve the circular economy and food insecurity in Belfast as well as enchancing sense of community by respecting and appreciating different cultures - a place for all 'home'.





My proposal for Havelock House is an alternative to a current proposal submitted which involves demolition of the entire site, and a modern, privately owned, apartment block constructed in its place. I propose to retain the historic element of Havelock House, which was constructed in the 1860's, and allocate massing elements on the site in the place of the rest of Havelock House, which was a renovation to the existing building in the 1980's. The adaptive reuse of the building will contain a large central atrium with gallery and café space, which opens into the two wings of the building containing adaptable film studio spaces, clay workshop along with other teaching rooms for art classes and artist studios along the top floor. This reinstates the uses of Havelock House in the past, which was UTV headquarters for 5 decades, then was adapted to be a space for artists from 2018. The site will contain public routes from the Ormeau Road, through the site and into an existing housing development off the Donegal Pass, adding townhouses to be allocated to families in need for social housing and public spaces for use by all.







**Comfortable and accessible residential homes are proposed on the ground floor for people with mobility disabilities such as wheelchair users. A medical centre is proposed to improve accessibility to healthcare for people who are vulnerable.**

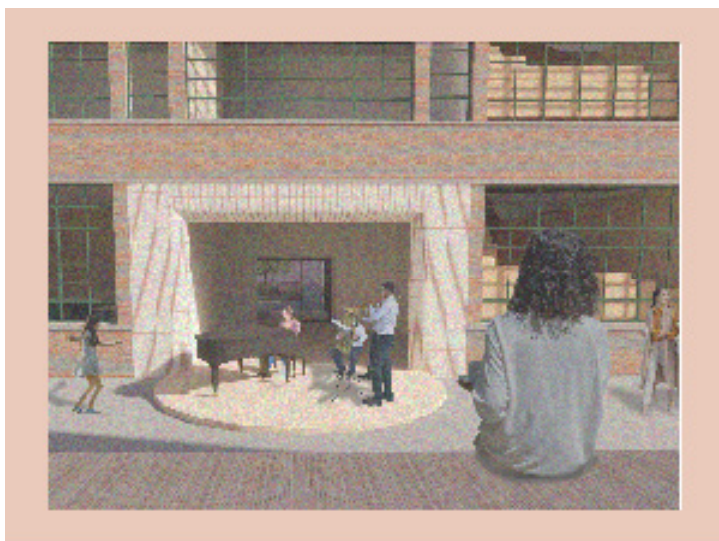
**The key strategies are:**

- Removing the 'step' in ground floor housing.**
- Designing spacious rooms for comfortable turning points.**
- Removal of doors to create better circulation.**



The proposal is to adapt the derelict Belfast school of Music Building and re-establish it as a Music School. The aim is to provide the Donegall Pass neighbourhood with a more integrated creative space that provides the residents and wider community with opportunity to learn and connect through music. This aligns with objectives of the Donegall Pass Community Forum.

The approach I took to redesigning this existing building was to retain a large proportion of the external building and any alterations are made clear by contrasting materials. This is to ensure the existing work of R.S Wilshere can still be recognised and celebrated. While the adaptations of the building reflect a point of change for the building and community.



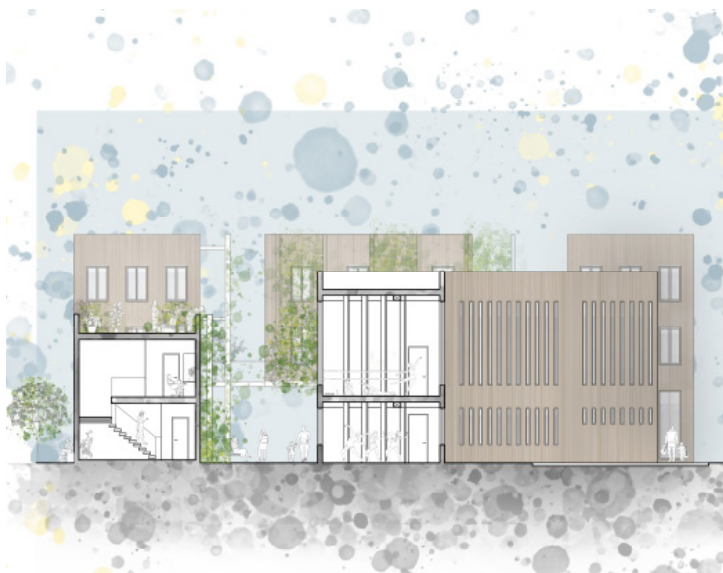




The Proposal was to collaborate with other MArch 1s and choose Posnett Street Carpark as our collective site. The aim was to repurpose this site since its existing use was primarily a place for people who weren't from the area to park their cars during the day. Based on my anthropological focus during the first semester, I chose to focus on young families and children. My Brief was to create a new SureStart centre that acts as a hub for children and young families to play, be educated and socialise. This new learning facility will include support services, playrooms, classrooms and multi functional spaces for children. The project will also include a small library, a cafe, a community bike store and provide three new townhouse units.







The architectural project centres around the concept of dance, light, and outdoor space, with the aim of creating a vibrant community space that fosters creativity, movement, and socialization. The project comprises four distinct elements: a dance shop, a dance school, a coffee shop, and five duplex dwellings. The outdoor space is an integral part of the architectural project, featuring a spacious courtyard that connects all the different elements of the project. The courtyard is designed to be a vibrant and dynamic space, with an emphasis on natural materials and greenery. The space features a variety of seating areas, including benches, loungers, and tables, providing an ideal place for visitors to relax and enjoy the beautiful surroundings.





The proposed scheme of residential apartments on the chosen site centres on housing needs for wheelchair users and comfortable living. The spatial arrangements inside targets mobility issues learnt through interviews in first semester. Selection of sustainable materials like timber and white brick cladding is also done keeping in view of the look of it. The light and natural brick and timber structure, give an essence of nature. The large paned tapered doors and windows direct plenty of sunlight into the spaces. Inside, each of the flats has a tall ceiling of 2.6m and heightened glazed balcony doors create bright and spacious homes.



*'Social activities occur spontaneously, as a direct consequence of people moving about and being in the same spaces.'*

*Jan Gehl, 1971*

## **Brief bibliography**

Barton, H. & Tsourou, C. 2000, *Healthy Urban Planning – A WHO Guide to Planning for People*, London: E&FN Spon

Degan, M, 2012, *The sensory experiencing of urban design: the role of walking and perceptual memory*, *Urban Studies*, ISSN 1360-063X, available at <http://oro.open.ac.uk/33696/> accessed 18/05/23

Gehl, J, 1971, *Life between buildings: Using public space*, Copenhagen: Danish Architectural

Hall, S, 2012, *City, Street and Citizen: The Measure of the Ordinary*, London: Routledge

Hubbard, P, 2017, *The Battle for the High Street: Retail Gentrification, Class and Disgust*, London: Palgrave Macmillan

Jacobs, J, 1961, *The Death and Life of Great American Cities*, New York: Random House

Joyce, J, 1920, 'Ulysses', Johnson, J. (ed.). 2008, Oxford: Oxford University Press

Jürgenhake, B, 2014, *The Façade – A Reflection on the Change of the Public Sphere*

Kahn, L, 1971, *The Room, the Street and Human Agreement*, *En AIA Journal*, No. 3, pp. 33-34

Lynch, K, 1960, *The Image of the City*, Boston: MIT Press

Murphy, E, 2016, *Houses in Multiple Occupation Bill*, Northern Ireland Assembly Press





**Streetspace Botanic**  
MArch Unit - 2022/23  
Queen's University Belfast

*Supervisor*  
Agustina Martire

*Editors*  
Agustina Martire  
Caitlin McCormick  
Emily Ireland

*Collaborators*  
Holyland and Donegall Pass residents  
Forward South Partnership  
Belfast City Council  
Aisling Rusk - Studio Idir  
Tom Jefferies  
Anna Skoura  
Federica Banfi  
Belfast City Council  
Birgit Hausleitner - TU Delft  
Dag Petersson - Royal Danish Academy  
Royal Danish Academy students  
Sunjay Mathuria  
PPR - Take Back the City  
Ruth Hunter  
Dominic Bryan  
Paddy Gray

*Funders*  
Department for Communities  
Public Engagement at Queen's

*Students*  
*MArch 2*  
Caitlin McCormick  
Duan Ma  
Dylan Isaac  
Francesca Logan  
Gabriela Kacprzy  
Louisa Evans  
Merin Antonye  
Reece McKeever  
Stuart Petticrew

*MArch 1*  
Amelia Low Chuan Yin  
Darragh Hamilton  
Emily Ireland  
Ian Bagasala  
Ioanna Boumpalou  
Maria Elena Calingasan Cariaga  
Shreya Chhajer



## **Acknowledgements**

We would like to thank the Department for Communities Regeneration and Housing divisions for their ongoing funding and support, and Public Engagement at Queen's who have funded the public engagement activities of the project. We would like to thank Federica Banfi for her knowledge and support in ethnographic methods and Anna Skoura for her expertise in graphic anthropology. Also many thanks to planners Dr Laura Michael, Professor Brendan Murtagh and James Hennessey in principles of mobility and public participation in the area. Our consultants this year were Brigit Hausleitner and Aisling Rusk. Birgit's research comprises work on urban diversity and mixed-use cities. Ailsing's work pushes the boundaries of local architectural practice by liaising with local communities and investigating urban environments from peace lines to alleyways. We would also like to thank Michelle Wilson, Laura Haslett and Callie Persic from Belfast City Council who gave us useful feedback and advice on matters of the neighbourhood. Also thanks to Ruth Hunter, Dominic Bryan and Paddy Gray for their contribution to discussions on public health, conflict and housing. Thanks to Dag Petersson and the Royal Danish Academy students for joining us for a month. And especially thanks to the students for their wonderful work, commitment and dedication.

Agustina Martire

*'Any existing, functioning urban area has structure and identity, even if only in weak measure... A frequent problem is the sensitive reshaping of an already existing environment: discovering and preserving its strong images, solving its perceptual difficulties, and, above all, drawing out the structure and identity latent in the confusion.'*

## Introduction

StreetSpace studio is now in its fifth year, working as a collaborative yearlong live project. MArch students worked on the area of Botanic in Belfast focusing on housing and mobility. They investigated its streets and people, and dealt with the problems and potentials of vacancy, dereliction and density, especially focusing on future housing and mixed-use potential of the neighbourhood.

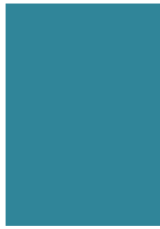
This year's chapter builds up on work done since 2020 in the Open Botanic and Open Shaftesbury Projects. Open Botanic was focused on understanding the complexity of movement on Botanic Avenue and perceptions of the public about the street, concluding with a proposal to pedestrianise the avenue. Open Shaftesbury built up on this work to engage more closely with the communities surrounding the area leading to a community festival held on Botanic Avenue on November 20th. The data collected in those projects led to engage further with members of the community to provide a plan for potential housing and mixed use to improve the area. We collaborated with the Department for Communities, Belfast City Council and Forward South Partnership in association with Donegall Pass and Holylands community groups, to highlight the priorities for this area and deal with real possibilities of regeneration and transformation while respecting the existing social and physical fabric of the streets studied. This studio also builds up on years of StreetSpace research projects: Gentle Densities and Build Back Better Mapping Exercise. The Gentle Densities Project (for DfC Housing Division) investigated medium density, mixed use and public participation as vehicles to deliver appropriate housing in Belfast; and the Build Back Better Mapping Project (for Participation and the Practice of Rights and Oak Foundation) identifies public land for social housing for vulnerable communities.

The students in this studio spent a significant amount of time investigating Botanic area and the community that lives in it, to be able to formulate informed and professional proposals for programs and good quality buildings in the area. In this studio, students experienced becoming an architect in the complex reality of everyday life and the role they can have as designers in driving and delivering good quality, inclusive, mixed use housing and adequate mobility to communities that sorely need it.

Agustina Martire



# TABLE OF CONTENTS



HOUSING . . . 8



MOBILITY . . . 80



ETHNOGRAPHY . . . 120



PROPOSALS . . . 156





# HOUSING







## **Botanic, Holyland and Donegall Pass Area**

The site in question located in south Belfast can be divided into the Botanic / Holyland area and Donegall Pass separated by the trainline which cuts through the area.

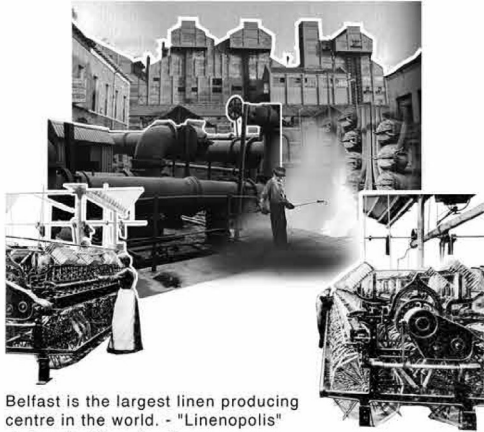
Botanic is a predominantly student focused area with over 50% of the housing within the area being HMO accommodation which has caused issues with the local permanent residents.

The Donegall Pass area is contentious due to high levels of deprivation reflected in health, mental and educational attainment. Due to redevelopments within the area in the late 70's which resulted in a Cul-de-Sac formation of housing fractured the fabric of the area and disconnected Donegall Pass significantly. This was in large part a result of the Troubles as local decision making was removed from council.

The aim was to demagnetise the city and the redevelopment of the housing which resulted in a decrease from 1500 to 600 houses with most of the people in the area being moved to nearby satellite towns. A problem which has been highlighted is how car dominated Botanic and Donegall Pass have become with Shaftsbury Square and Botanic Avenue being the key concerns.

'The facade separates two conditions: the outside and the inside, the public and the private. It is a very sensitive element: a functional skin, the representational element, and a boundary, protecting the inner and negotiating with the outer world.'

Birgit Jürgehake



Belfast is the largest linen producing centre in the world. - "Linenopolis" during the Victorian Era.

Gasworks was the central power source for the rapid economic growth, supplied gas for street lighting and domestic and industrial use.



Donegall Pass was a district of well-paid artisans and small merchants by late-Victorian times. The housing no longer sufficient for the residents to have bathroom and a space for car.

pre - 1960 ○

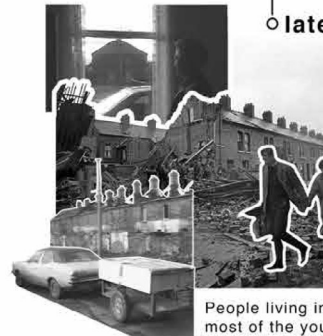
1960s ○



1960s ○

Belfast's economic suffered serious decline since the 1960s, exacerbated greatly in the late 1960s by the civil unrest of The Troubles. Most of the manufacturing jobs have been lost since then.

For 30 years, Northern Ireland was scarred by a period of deadly sectarian violence known as "the Troubles."



late

People living in most of the young moved away. H left empty.



Housing Act (Northern Ireland) 1963



Magill Pass is invested and Northern Ireland Housing Executive took over the job to redevelop. Development Association strongly encourage to build family accommodation rather than a small flat for the residents - Housing Act 1963 was launched.



Character of the area remains. The shared service concept - there are no streets instead of pleasantly paved area is shared by the residents who houses are designed in a group or in a courtyard style.

1970s ○

1980s ○

1960s



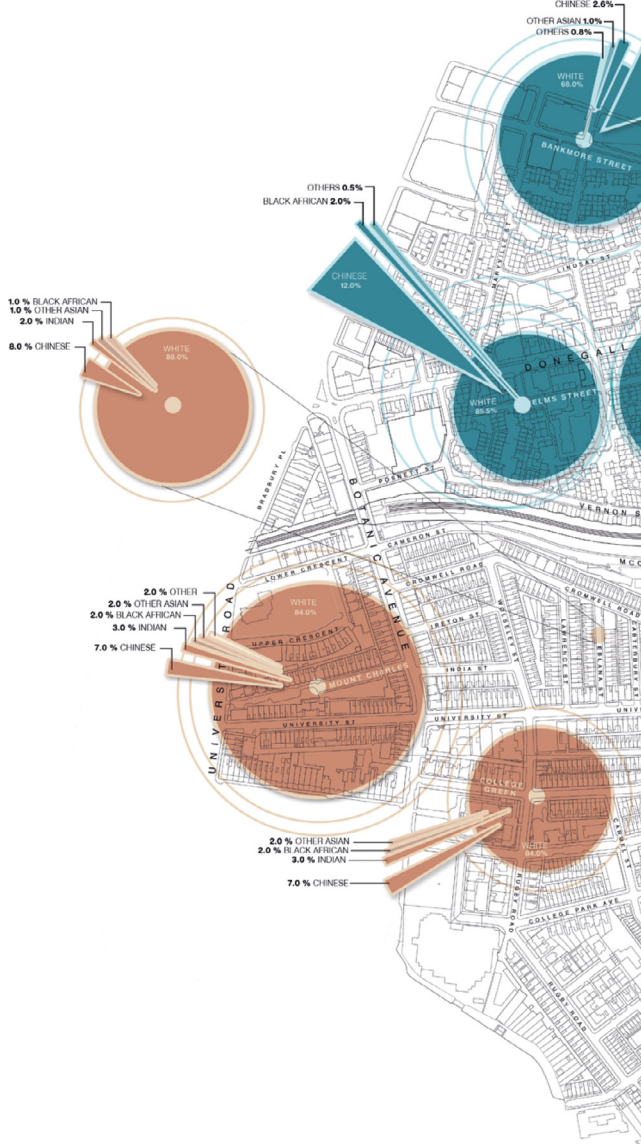
... fears and young family houses are

late - 1970s ○

Planners work together with the community during redevelopment. Some houses are demolished and others remain being refurbished to provide temporary accommodation for the people in demolished area.

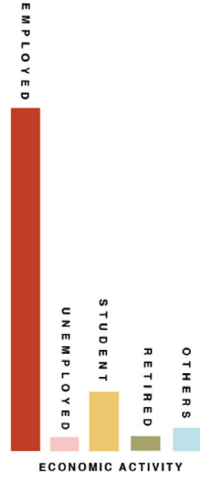
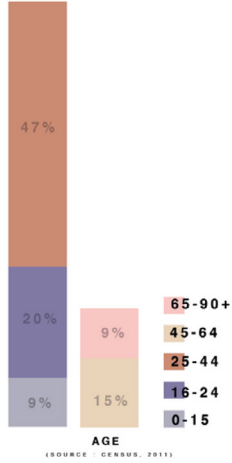


### DONEGALL PASS + THE HOLYLAND

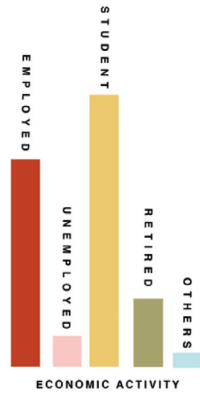
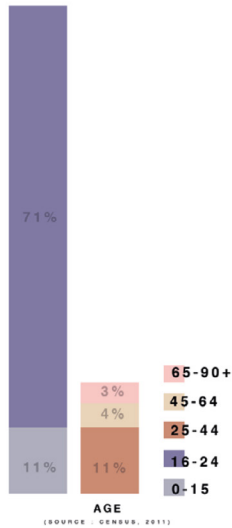




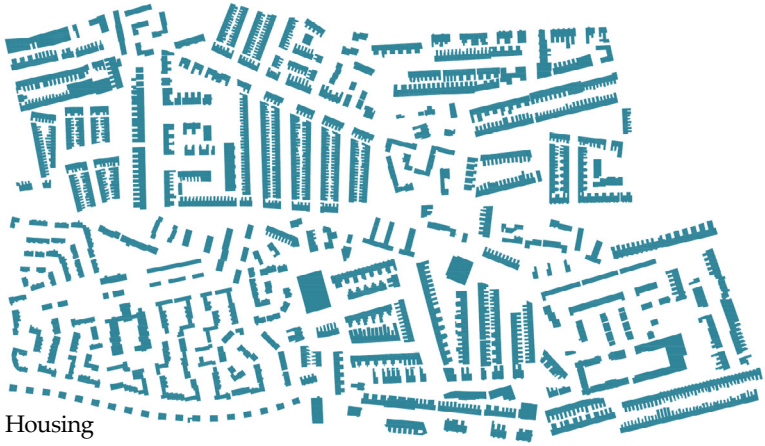
### DONEGALL PASS



### THE HOLYLAND







Housing



Hospitality



Vacant Buildings



Retail



Carparks



Brownfield



Green Space



Community



Offices



Infrastructure

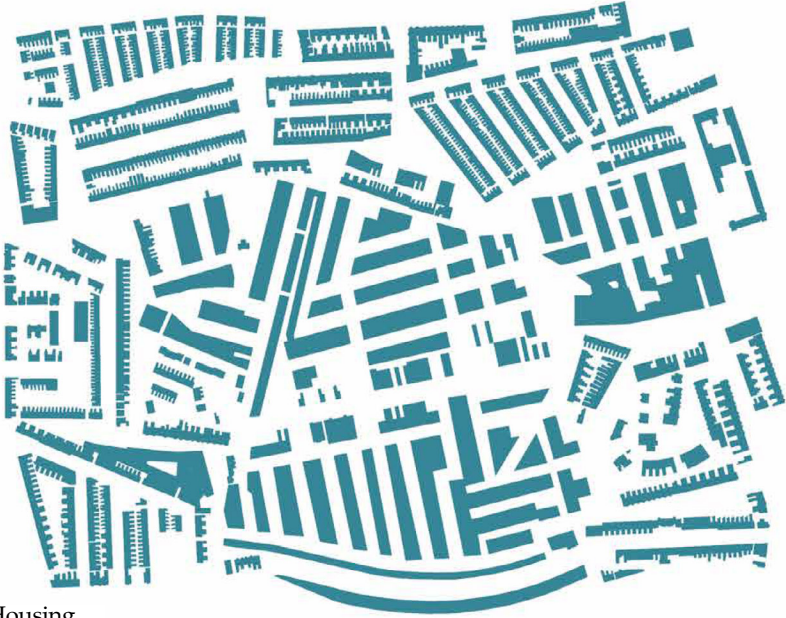


Religion



QUB Property





Housing



Hospitality



Vacant Buildings



Retail



Green Space



Community



QUB Property



Offices



Infrastructure



Religion

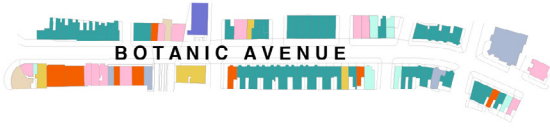
Past Ground Floor Use Map (1963)

*'The more successfully a city mingles everyday diversity of uses and users in its everyday streets, the more successfully, casually (and economically) its people thereby enliven and support well-located parks that can thus give back grace and delight to their neighbourhoods instead of vacuity.'*

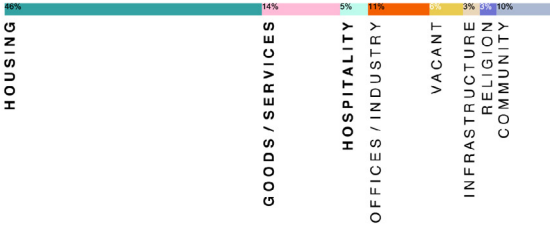
## **The Evolution of the Area over time**

The Botanic and Donegall Pass area have experienced a lot of change over the past 60 years. There has been a significant decrease in housing levels following the demolition and redevelopment of Donegall Pass. The rearrangement of terrace housing to a cul-de-sac layout create a defensive style of architecture commonly found in areas also redesigned during this time such as the Markets community, located nearby. A major issue present in the area is a lack of housing, this is in part due to land banking and a poor allocation of land zoning. To the north of Donegall Pass are a high volume of brownfield sites, ground surface car parks and several vacant buildings.

There has been an expansion of Queen's University Belfast in the Botanic and Holylands area as they continue to accumulate more properties. As the University has grown, the surrounding area has evolved over time to facilitate more hospitality and retail units seen in previous years.



1963

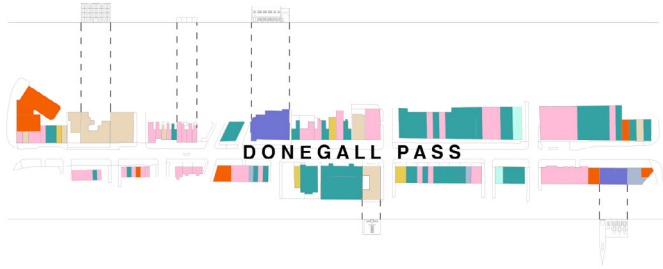


2022

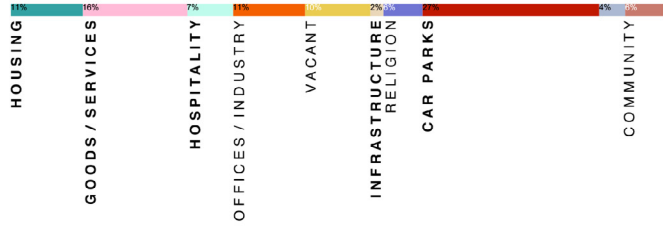
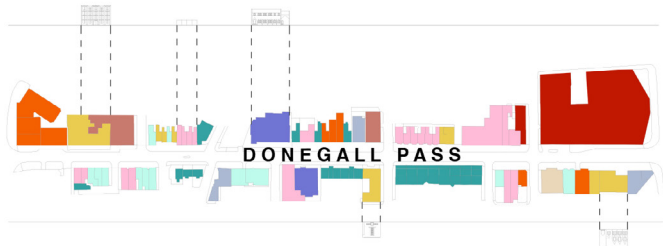




1963



2022



Past Ground Floor Use Map (1963)

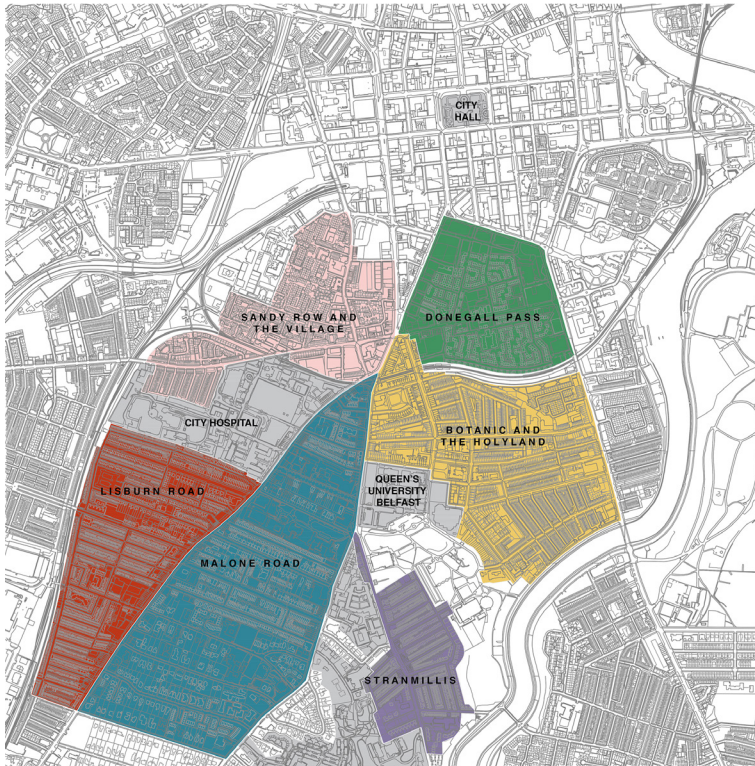
*'The High Street is about more than merely shopping: it is a community space where we routinely go to meet friends, have a drink, post our letters, have our haircut, visit a library, collect our prescriptions, perhaps take in a movie or some theatre; space in which to stroll, saunter or just hang out.'*

## **The Evolution the High Street**

The impact of the change in the Donegall Pass and Botanic area has resulted in a significant shift in the urban fabric from a much larger amount of housing in both cases to a shift towards hospitality and industry. This has had a significant impact on the feeling of community within the area especially as the shift in industry is not indicative of the needs of people in the area with several participants in our ethnography studies noting the loss of the post office and local butcher as major losses.

Along Botanic Avenue there has been a significant reduction of housing along the high street. There is also a reduction of office space as working patterns have changed. These spaces have been demolished or redeveloped into car parks, retail units or hospitality premises as the population has shifted from permanent residents to a more transient student population.

Along Donegall Pass similar themes are present. Housing and services have been reduced in favour of more hospitality and office spaces. A large car park occupies a portion of the street and there is also an increase in vacant buildings along Donegall Pass.



### Number of HMO's in the Areas Surrounding Queen's University Belfast

Sandy Row and the Village	.	.	.	26 HMOs
Donegall Pass	.	.	.	1 HMO
Botanic and the Holyland	.	.	.	1053 HMOs
Malone Road	.	.	.	338 HMOs
Lisburn Road	.	.	.	544 HMOs
Stranmillis	.	.	.	448 HMOs

## HMOs in Belfast

Houses in Multiple Occupation (HMOs) can be defined as a building or part of a building that is 'occupied by three or more persons as their only or main residence from more than 2 households' (BCC).

Prior to 2019 there was little regulation within the system until the Houses in Multiple Occupation Act (Northern Ireland) 2016 came into effect, which makes it a statutory requirement for all HMOs in Northern Ireland to be licensed.

This is one of the provisions implemented by council to control the level of HMOs in residential areas of Belfast. According to legislation only 30% of the total housing in a policy area can be licensed as a HMO. In areas such as the Holylands that number is closer to 45% of the total housing with some streets being 86% HMOs.

While conducting research in the Holyland area, one of the main complaints from residents was the general lack of maintenance of HMOs negatively impacting the area's aesthetic as well as a distrust of landlords following years of poor relations; the majority of HMOs in the Holylands are held by a few individuals.

Factors such as the lack of private/public student housing are partly responsible for the rise of HMOs in the areas around QUB and hopefully the development of new student accommodation in the city centre and northern Belfast will help to ease this problem in the future.








Housing



HMOs  
(House in Multiple Occupation)

-  Botanic Studios (Private - 156 rooms)
  -  Asher House (Private - 253 rooms)
  -  Mount Charles (QUB - 157 rooms)
- (PBSA) Purpose Built Student Accommodation

% of HMOs in the Holyland Area

Agincourt Avenue	58%
Agincourt Street	61%
Botanic Court	20%
Cadogan Street	69%
Cairo Street	54%
Carmel Street	73%
College Green	33%
College Park Avenue	45%
Collingwood Avenue	85%
Curzon Street	59%
Damascus Street	65%
Dudley Street	86%
Fitzroy Avenue	34%
Fitzwillian Square	24%
Harrow Street	67%
Jerusalem Street	63%
Magdala Street	39%
Palestine Street	73%
Penrose Street	59%
Rugby Avenue	60%
Rugby Court	5%
Rugby Parade	14%
Rugby Road	16%
Sandhurst Road	50%
Southview Street	22%
The Cloisters	3%
University Avenue	43%
University Street	18%

HMO Housing Breakdown



1 8 6 3

1 9 0 0



The area of Botanic and Donegall pass was largely a wooded area that was undeveloped.

Industry was beginning to develop with the gasworks and the introduction of the train lines to the area.

Most of the infrastructure in the area was dedicated mostly to education purposes

With the increase in the population in Belfast, the area began to develop with the boom in industry. This required the previously wooded areas to be redeveloped into housing. These houses were closely located to the gasworks and the linen quarter. The finished train line also attracted people to the area which benefited the growing linen trade.





1 9 6 3



The growing impact of sectarian violence as well as the worsening conditions of the 19th century housing in terms of density meant that there were pressures to mend the housing situation in the area.



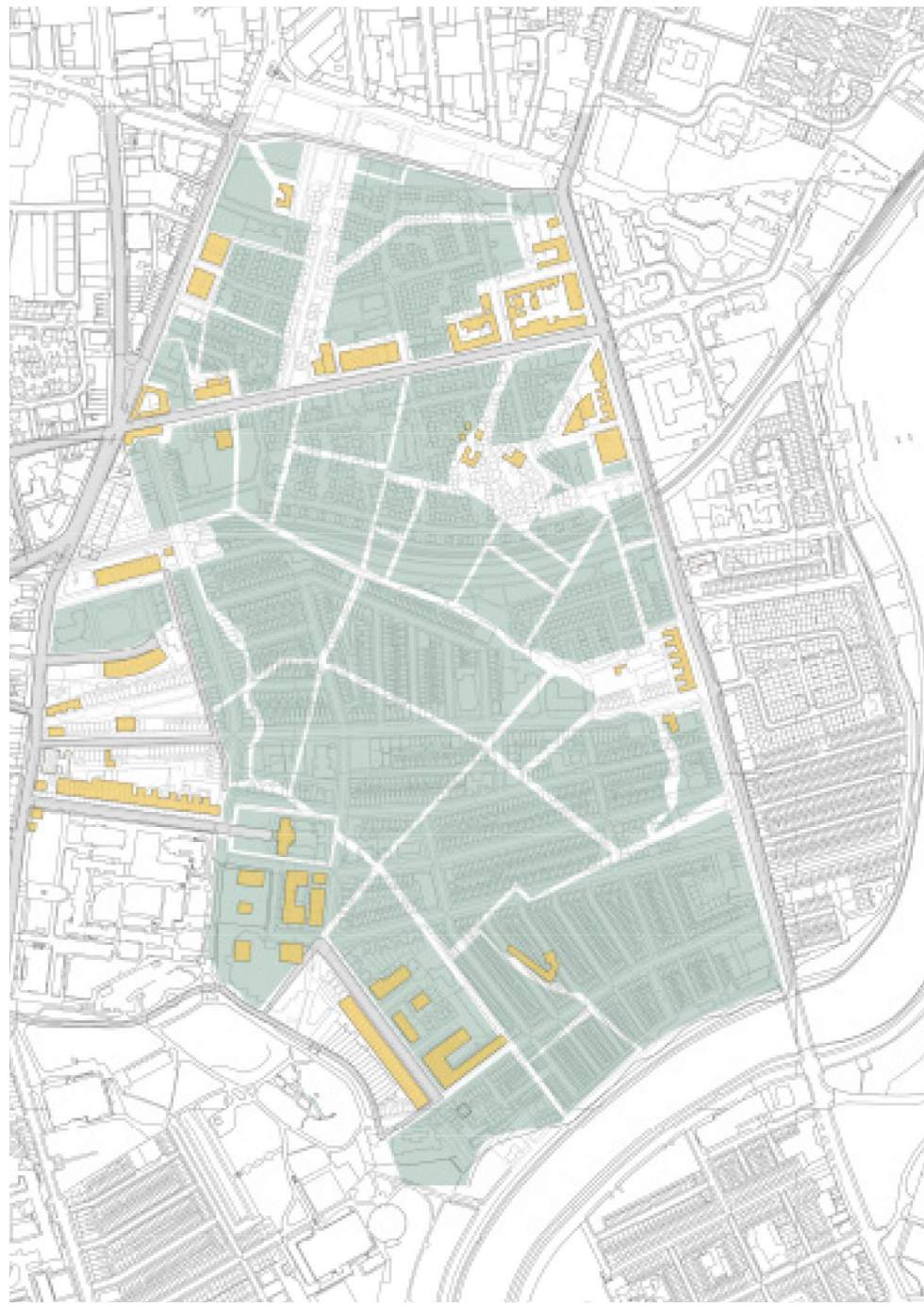
2 0 2 2



Because the decision to redevelop the area was removed from local council the resulting plans were for a cul-de-sac design for the area and a decrease in the amount of houses in Donegall pass from 1500 to 600.

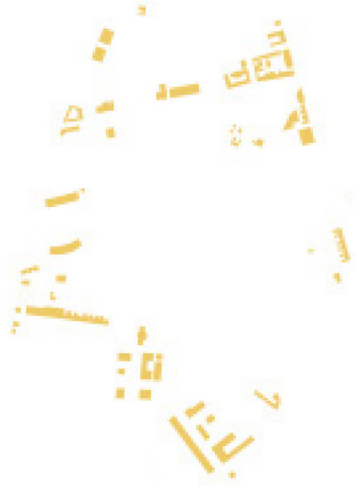
The area of Botanic has become dominated by students with approximately half of housing in the area being HMO.

The Historic Change of the Area (1963 - 2022)





2022 Housing



1800 Housing



2022 Green Space



1800 Green Space

The Historic Change of Housing and Green Space the Area (1800 - 2022)

*'Healthy urban planning involves planning practices that promote health and wellbeing and has much in common with the principles of sustainable development. It means focusing on humans and how they use their environments in planning rather than simply concentrating on buildings and economics.'*

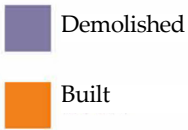


The River Lagan at Stranmillis : 1834



Prospect of Belfast from Old Park Hill : 1855

Paintings by Hugh Fraser



1963



The Historic Change of Housing in the Area (1963 - 2022)



John White, Belfast Archive Project , 2018



## A Housing Study

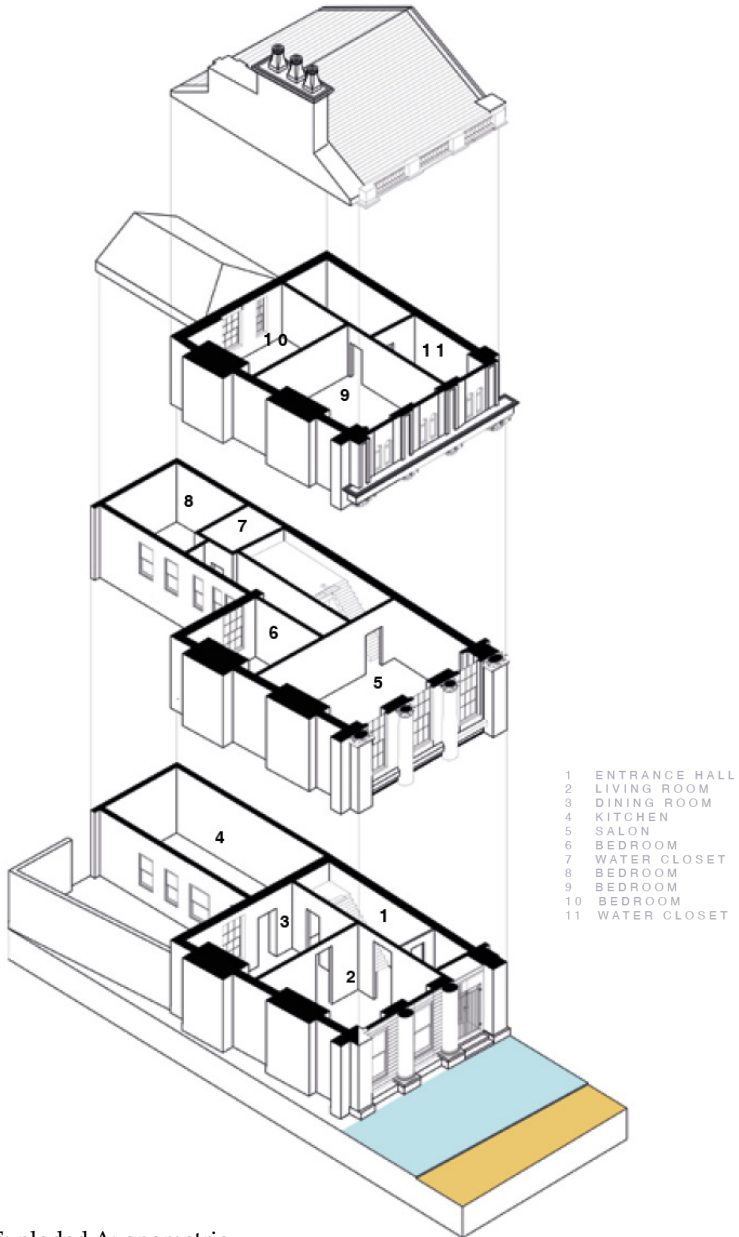
We conducted a housing study of the area taking into consideration housing built in the past and present while also considering the impact of future developments planned and approved for the area. Themes such as spatial disparities, change of use and occupancy are informed through a series of drawings and diagrams.

We have explored housing from Upper Crescent, University Avenue and Damascus Street. It is interesting to see the spatial disparity when analysing the size and volume of each house which were all built around the same time period. While Upper Crescent has been almost completely commercialised and retrofitted with offices and hospitality premises, the terrace housing in Damascus Street has seen a shift in demographics. Many of the families who had once occupied the area have left and have been replaced by students and migrants living in HMO style housing.

Future developments that have been approved for construction include two new developments on Ormeau Road and the construction of detached family dwellings along McClure Street. These new developments are compared with existing dwellings in the area in terms of spatial arrangement. Questions over the appropriateness of these developments have been raised by residents over who will occupy these developments due to their high prices and lack of suitability for families.

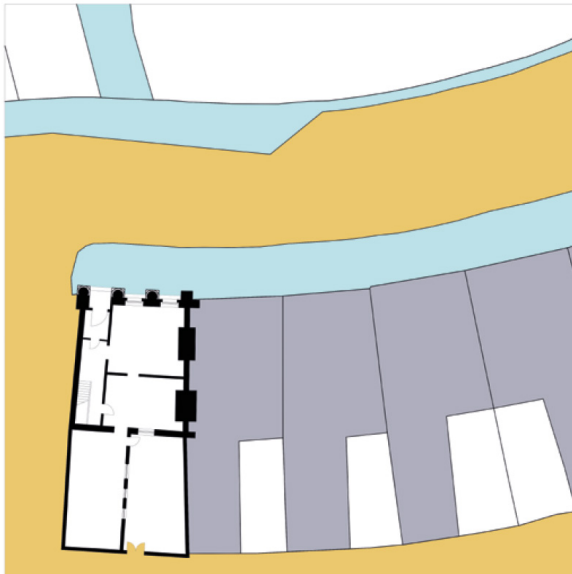
‘Cities have the capability of providing something for everybody, only because, and only when, they are created by everybody’

- Jane Jacobs, 1961

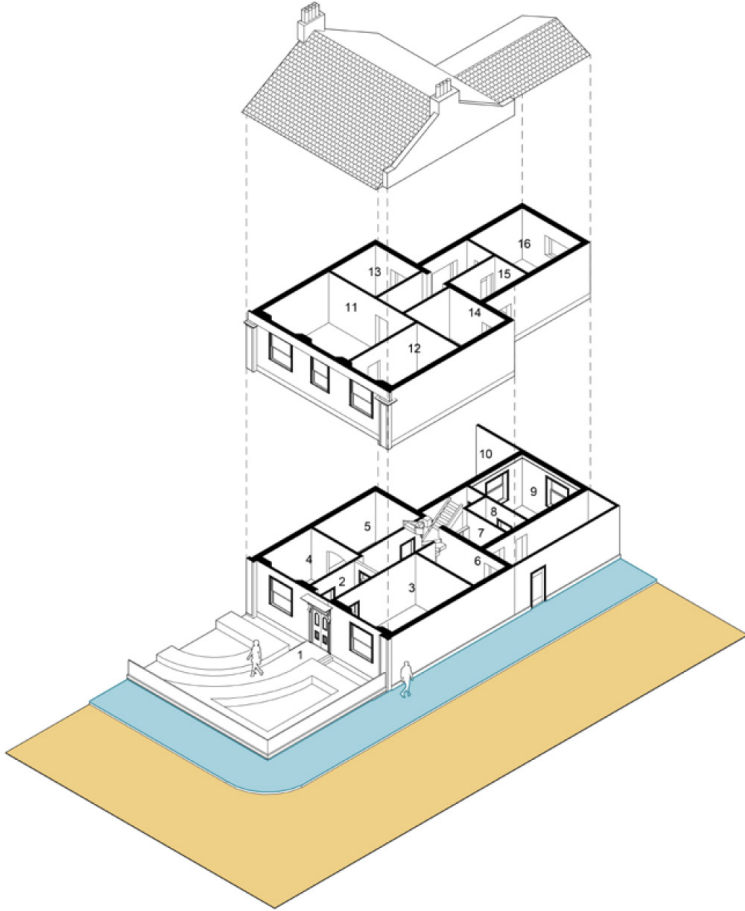




Elevation



Floor Plan

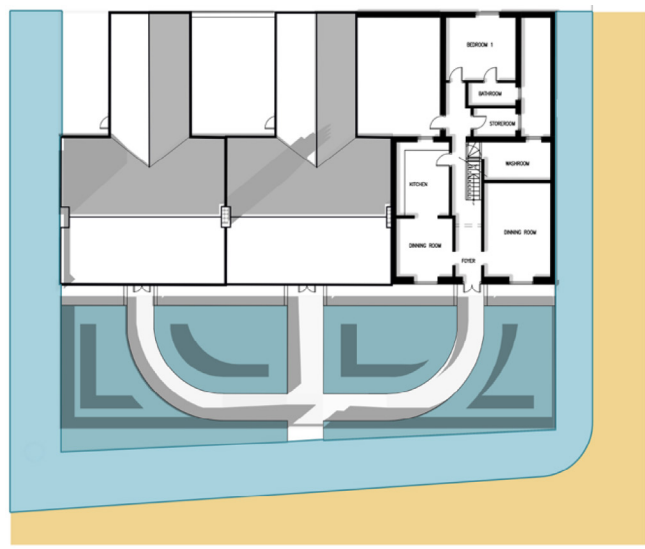


Exploded Axonometric

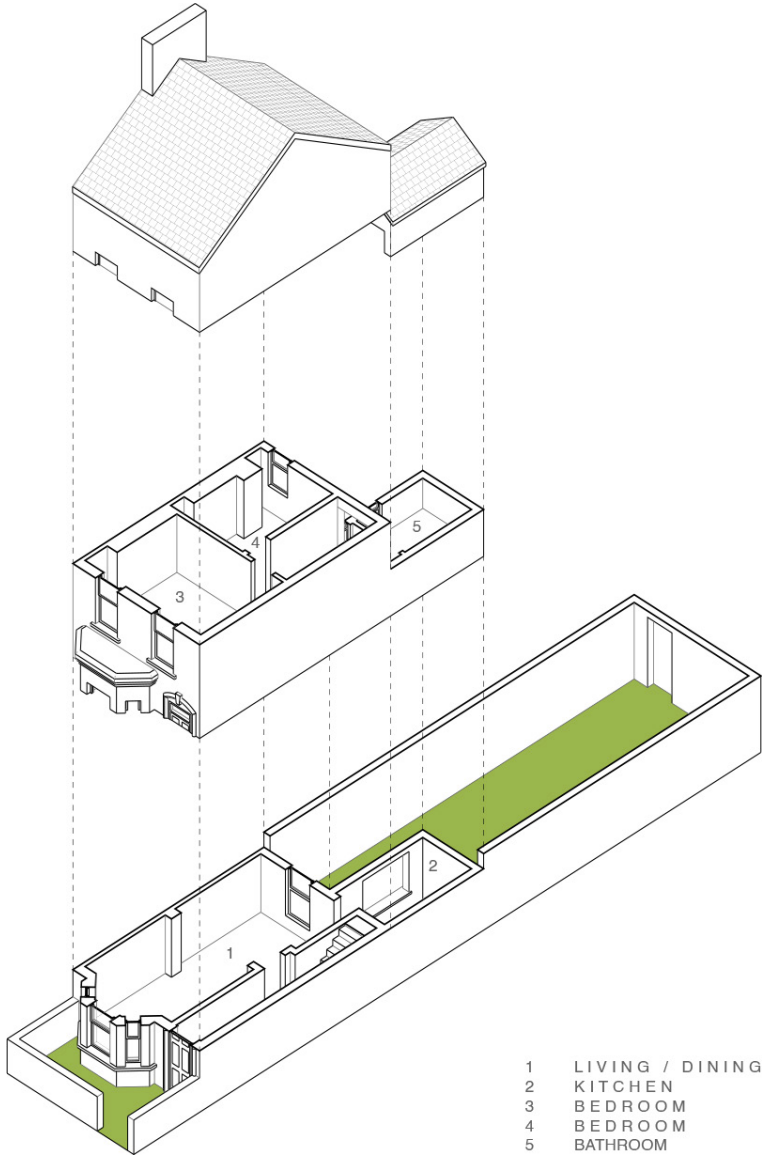
- 1 GARDEN
- 2 FOYER
- 3 LIVING AREA
- 4 DINING AREA
- 5 KITCHEN
- 6 WASHROOM
- 7 STOREROOM
- 8 BATHROOM
- 9 BEDROOM 1
- 10 BACKYARD
- 11 LIVING ROOM
- 12 STUDY ROOM
- 13 BEDROOM 2
- 14 MASTER BEDROOM
- 15 BATHROOM
- 16 BEDROOM 3



Elevation



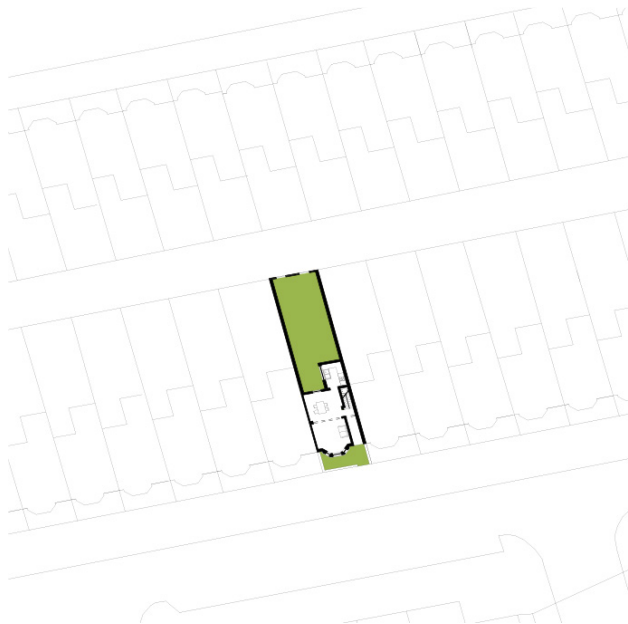
Floor Plan



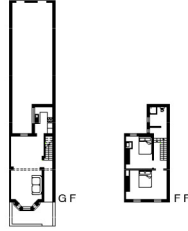
Exploded Axonometric



Elevation



Floor Plan



**THEN**







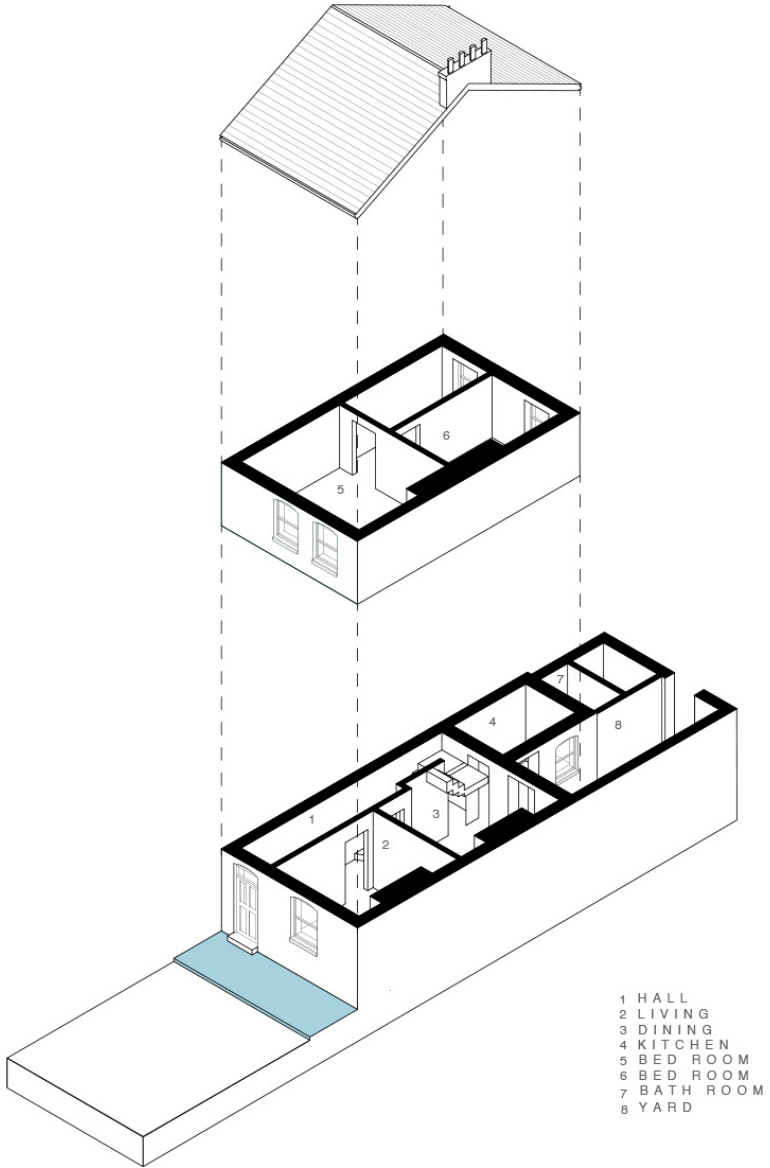
### NOW

The demographic of the Holyland changed from families to students in the 90s following a governmental push to encourage more young people to attend university.

Thus, the original terraces in were altered and extended, to accomodate this influx.

Here, the terrace has been extended to the back and the attic space has been reconfigured to accomodate two more bedrooms.





Exploded Axonometric

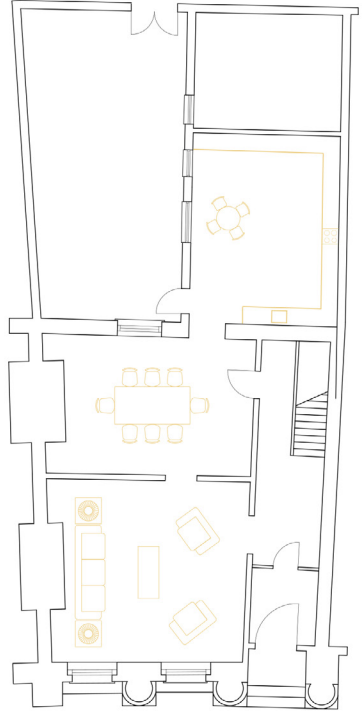


Elevation



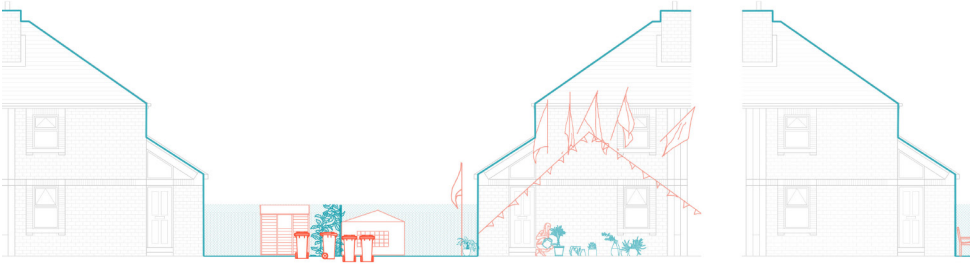
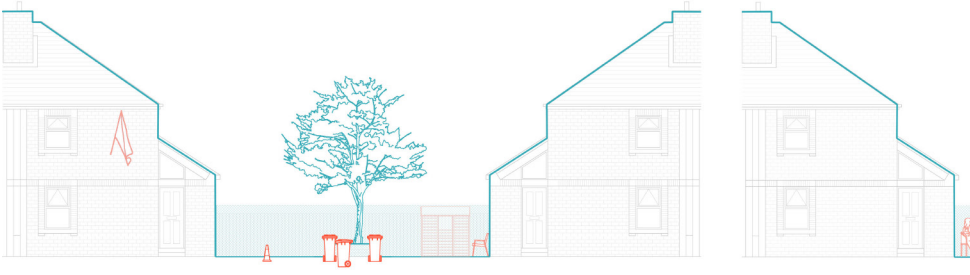
Floor Plan





Upper Crescent

Inhabitation Comparison



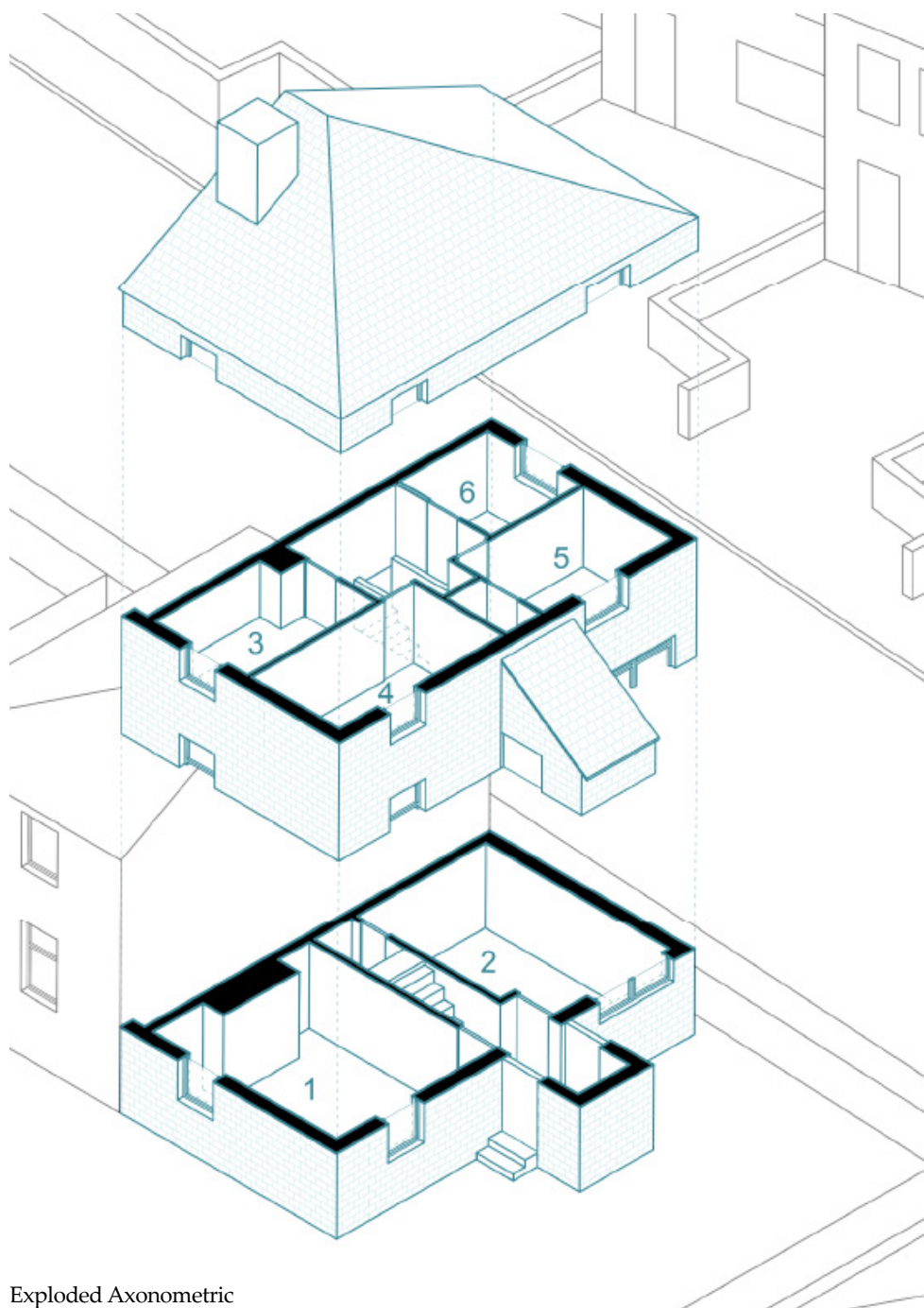
### Present Housing Typologies 41 Vernon Street



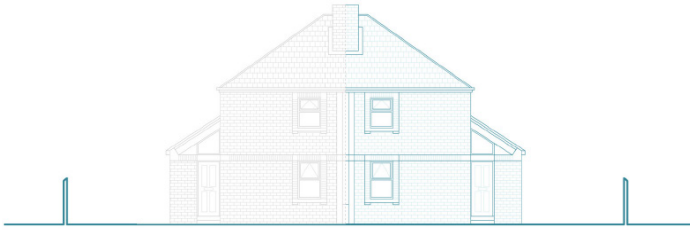
Elevation showing individualised elements of each dwelling



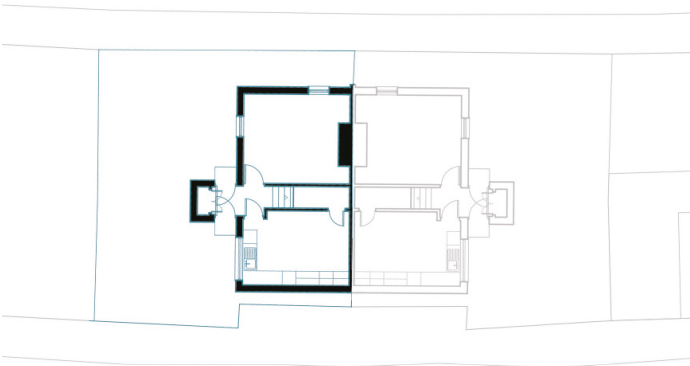
Site Plan





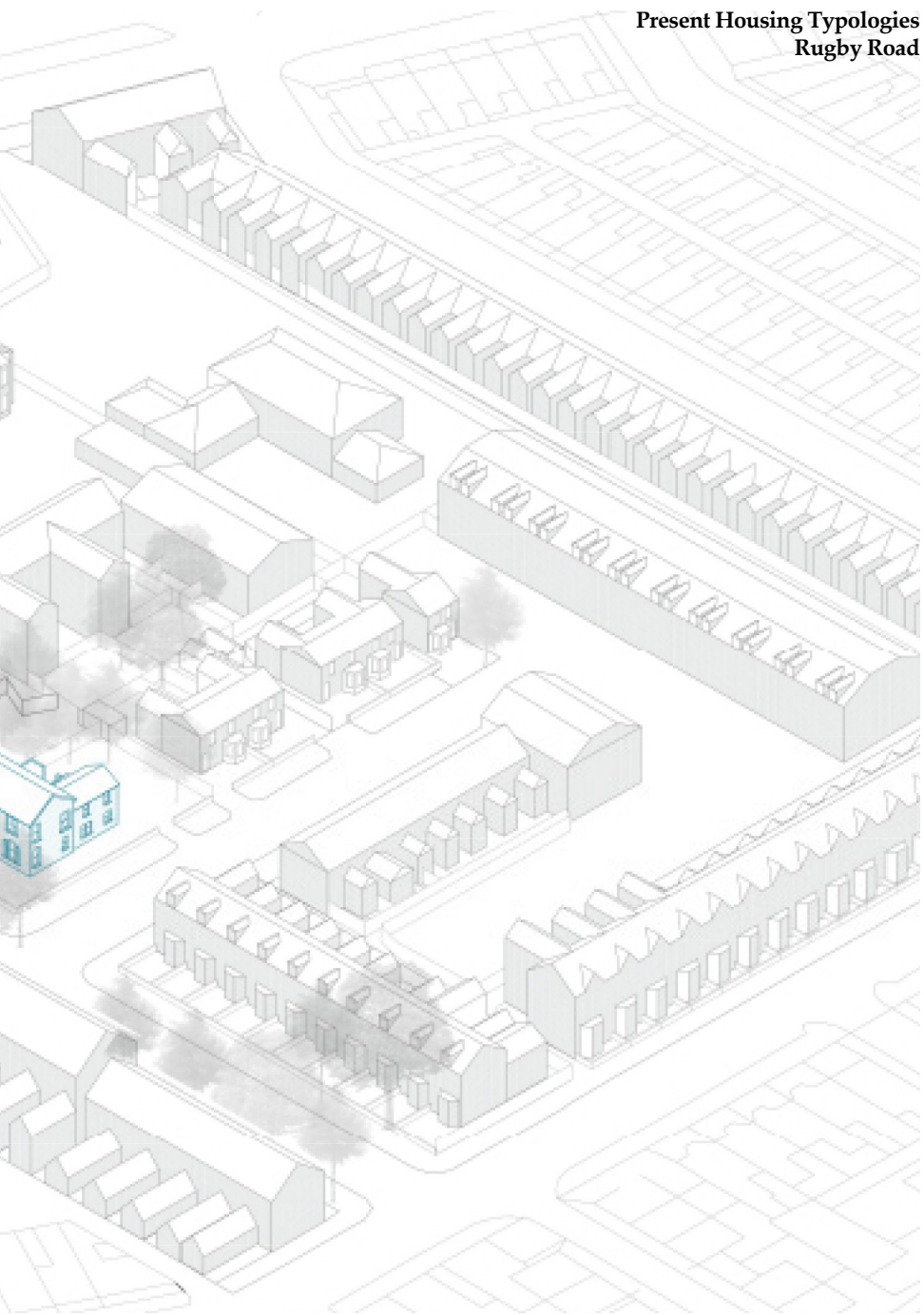


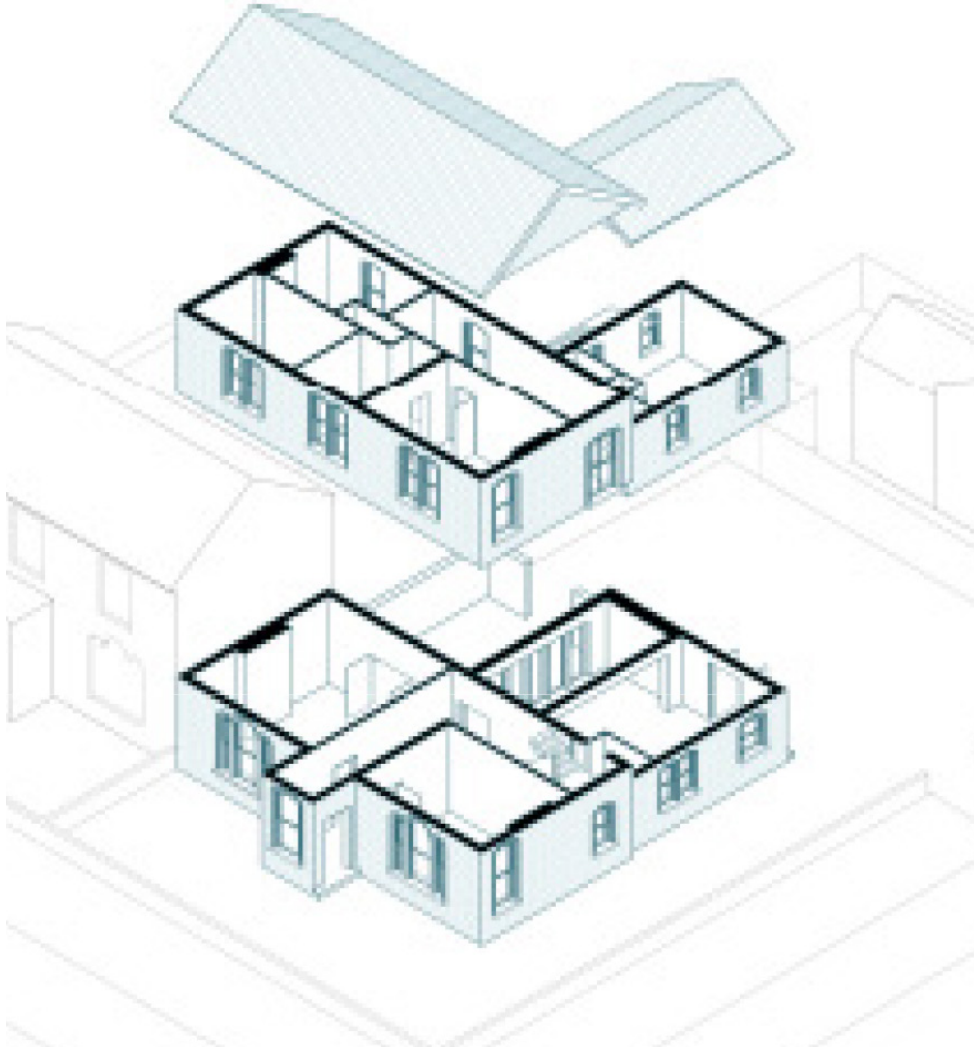
Elevation



Floor Plan

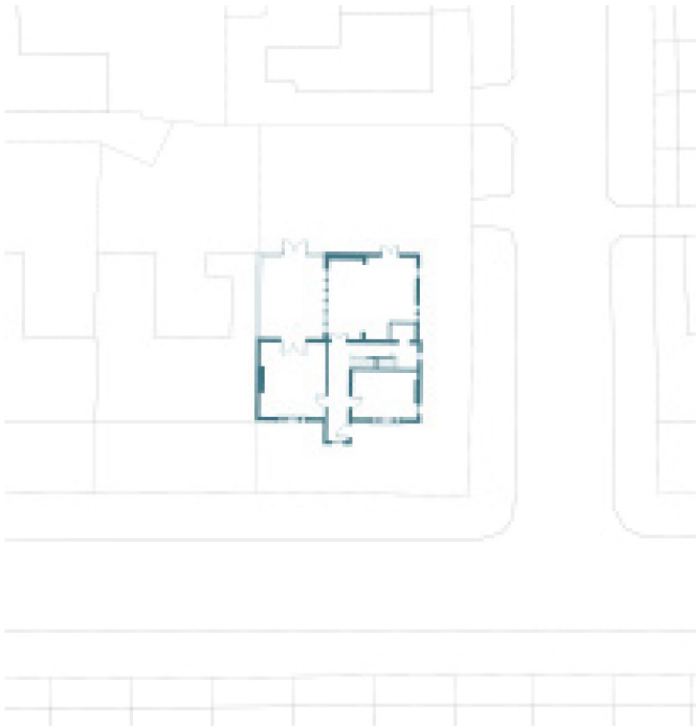




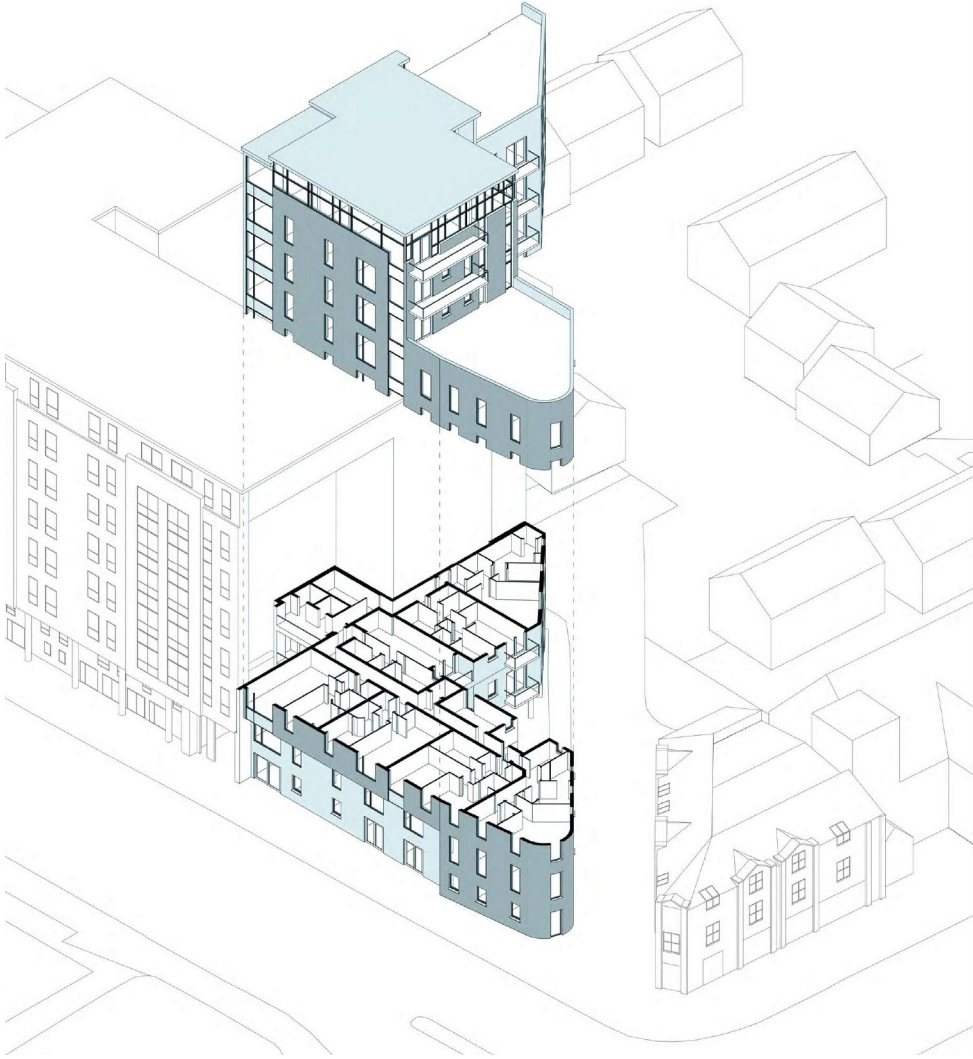


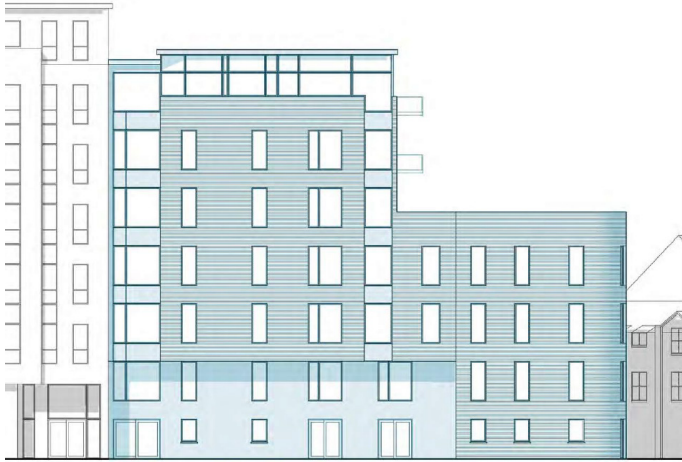


Elevation



Floor Plan





Elevation



Floor Plan



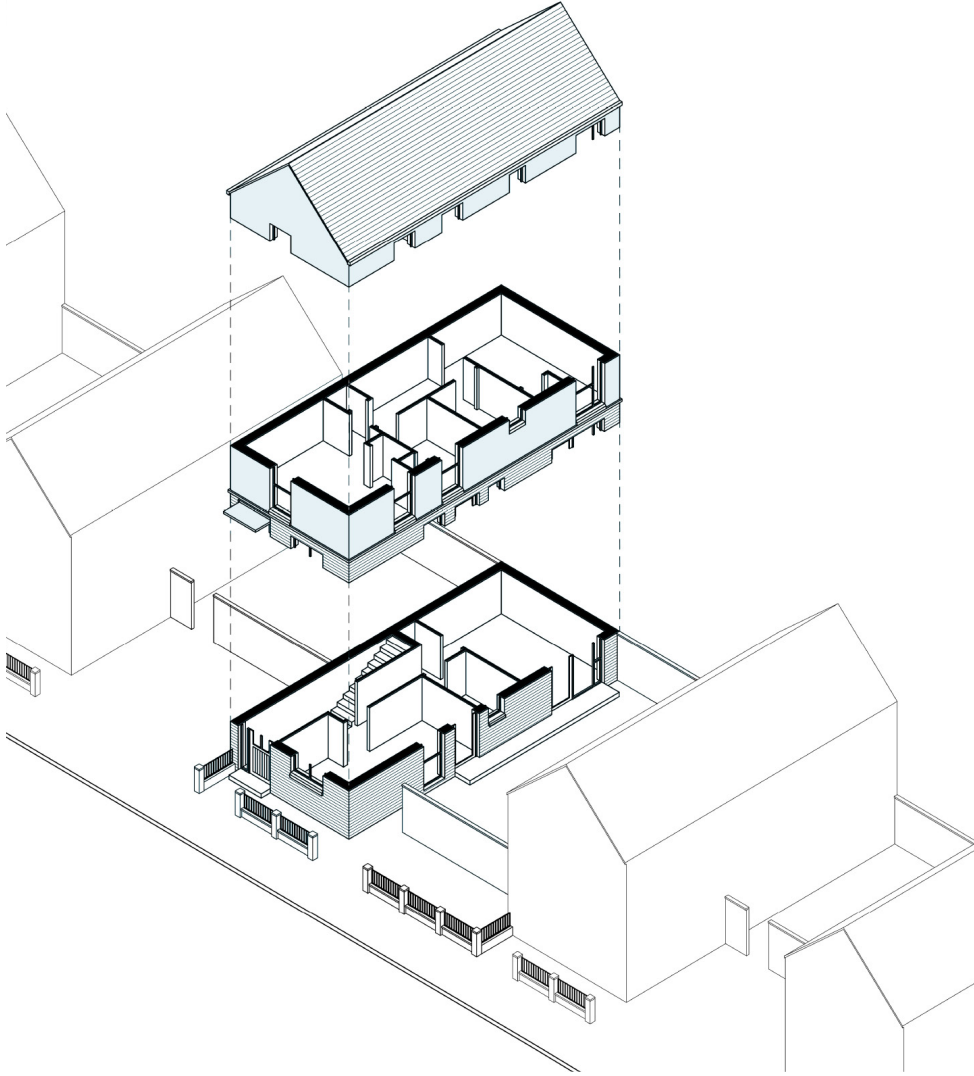




Elevation

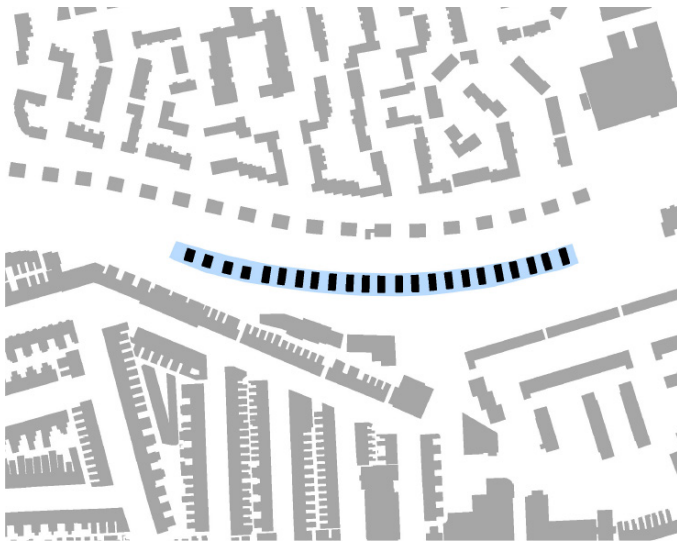


Floor Plan

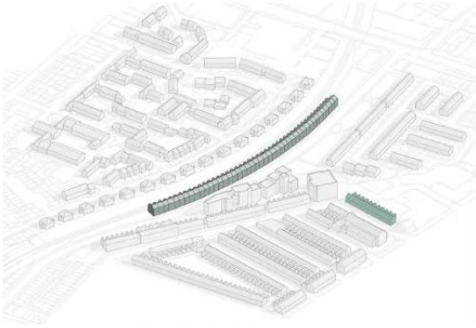




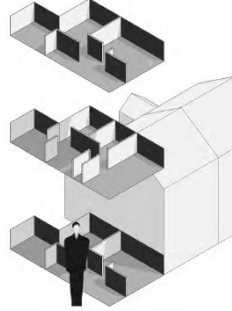
Elevation



Floor Plan



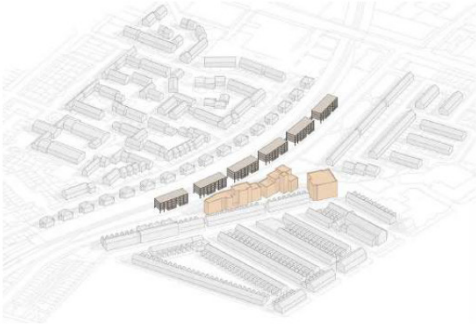
SEMI-DETACHED HOUSING  
- BASED ON HOUSING IN VERNON ST.



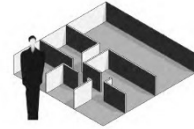
25.1m<sup>2</sup> / PERSON (5)  
OUTDOOR SPACE - PRIVATE YARD (2.3M<sup>2</sup>/P)



POTENTIAL RESIDENCE FOR 40 FAMILIES



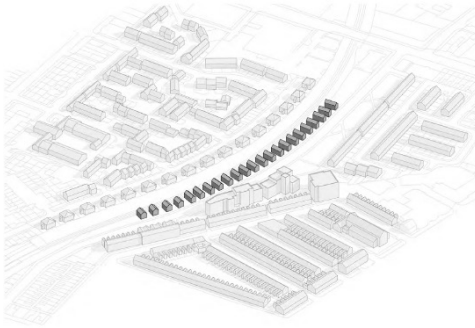
SEMI-DETACHED HOUSING  
- BASED ON HOUSING IN VERNON ST.



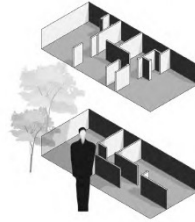
21.4m<sup>2</sup> / PERSON (4)  
OUTDOOR SPACE - COMMUNITY SHARED



POTENTIAL RESIDENCE FOR 100+



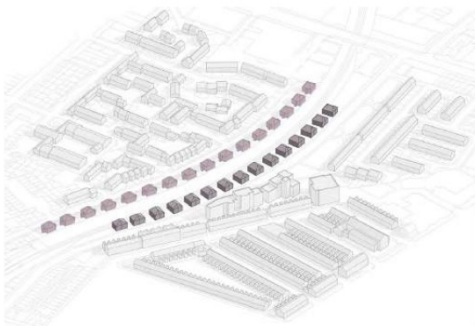
SEMI-DETACHED HOUSING  
- BASED ON HOUSING IN VERNON ST.



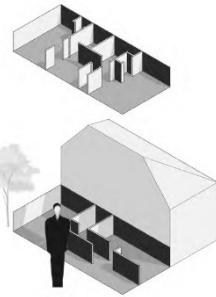
47.4m<sup>2</sup> / PERSON (4)  
OUTDOOR SPACE - PRIVATE GARDEN (38.5M<sup>2</sup>)



POTENTIAL RESIDENCE FOR 30 FAMILIES



SEMI-DETACHED HOUSING  
- BASED ON HOUSING IN VERNON ST.

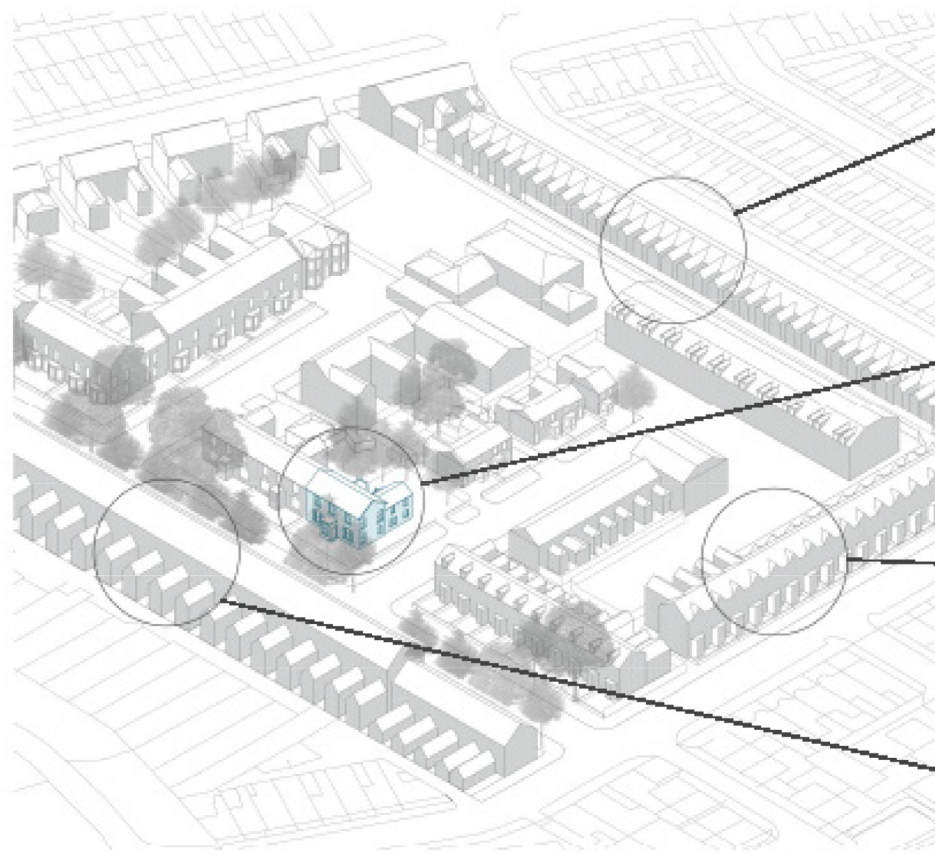


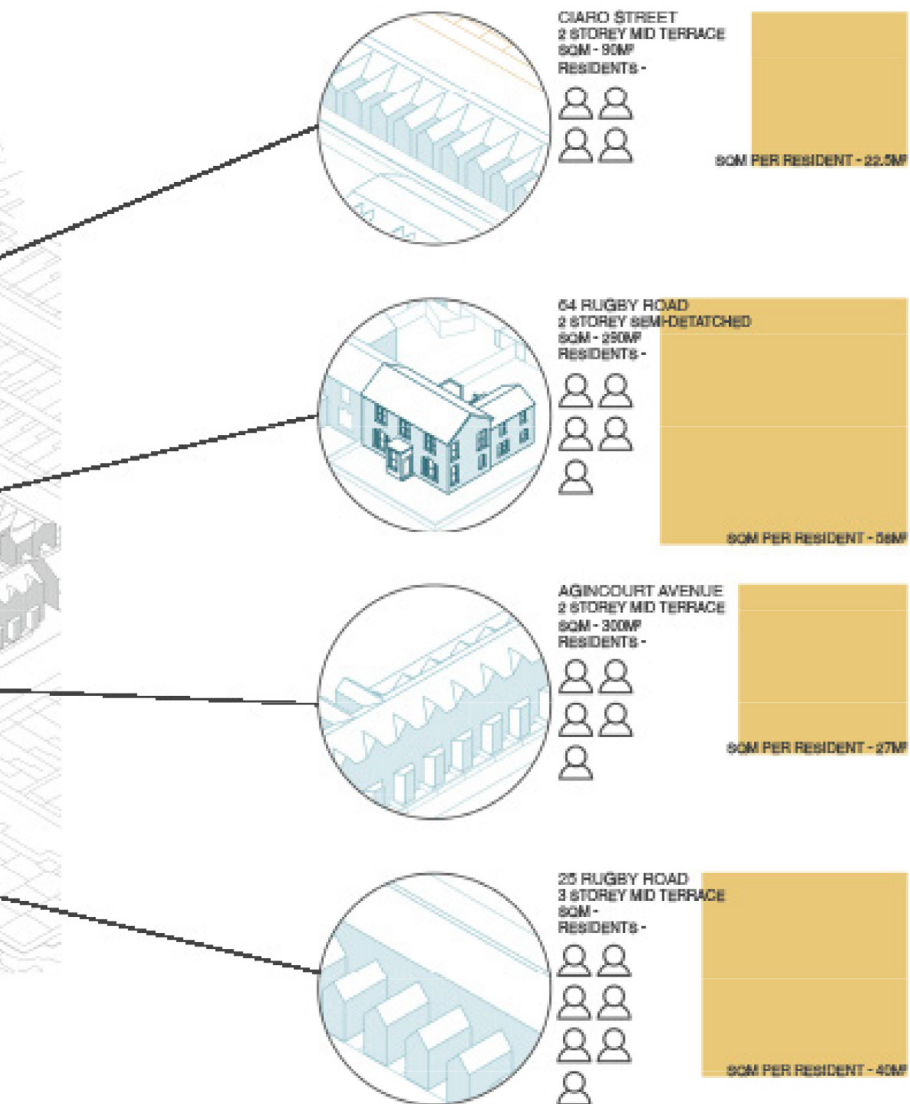
38.5m<sup>2</sup> / PERSON (4)  
OUTDOOR SPACE - PRIVATE GARDEN (38.5M<sup>2</sup>)



POTENTIAL RESIDENCE FOR 30 FAMILIES

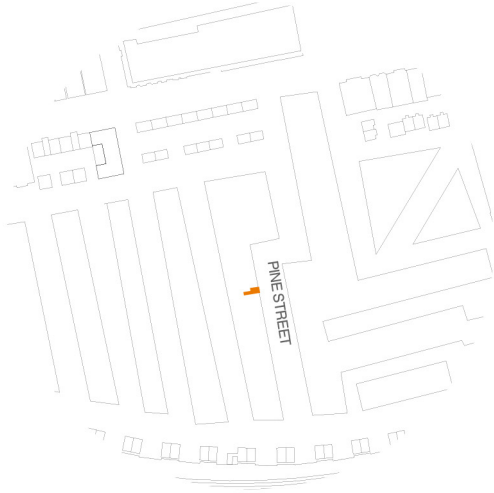
Comparison of potential land uses on the McClure Street site





Occupation of housing within the dwellings adjacent to Rugby Road

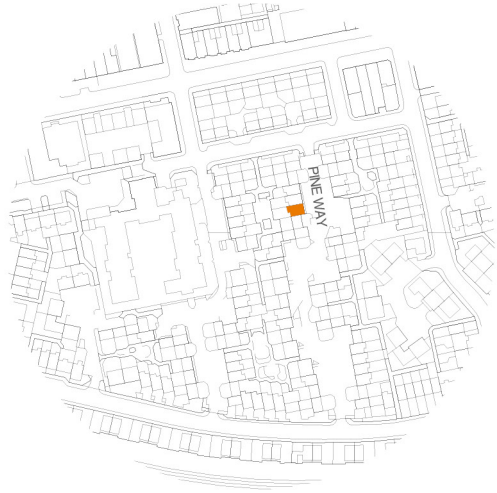
# Space Allocation Comparison



Emily Ireland

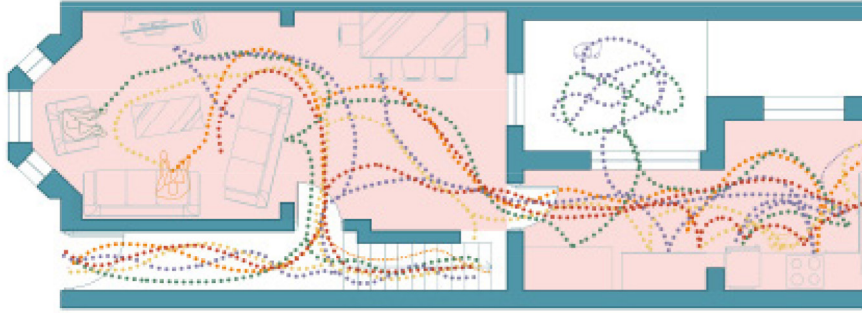
Pine Way 1963





Pine Way 2022

## Space Allocation Comparison



SHARED SPACE

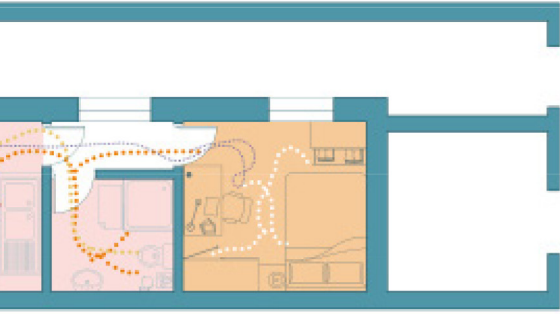
BATHROOM

BATHROOM



PRIVATE SPACE - B

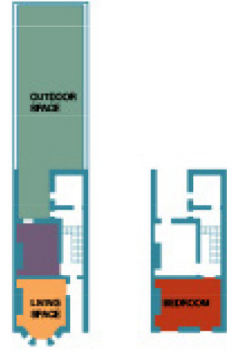
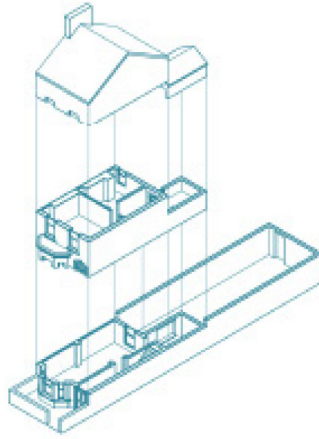




BEDROOMS

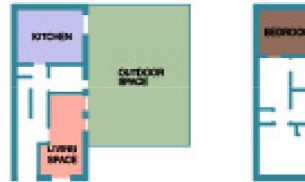
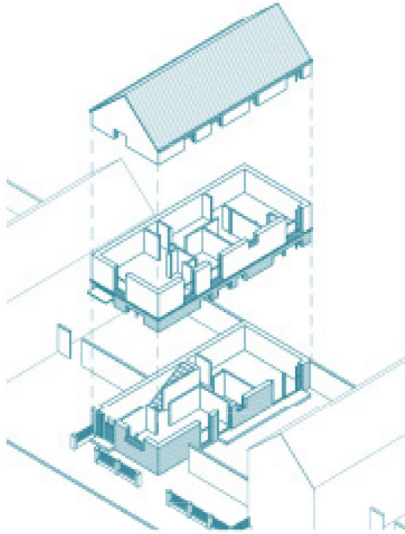


Comparison of present day public and private space allocation at 25 Rugby Avenue



Floor Plans

Rugby Road  
Late 18th Century Mid Terrace  
2 Bedroom Dwelling

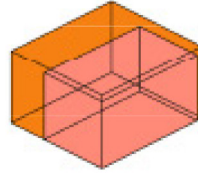


Floor Plans

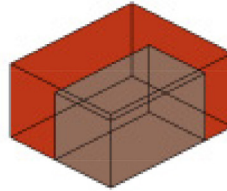
McClure Street  
New Build  
3 Bedroom Dwelling



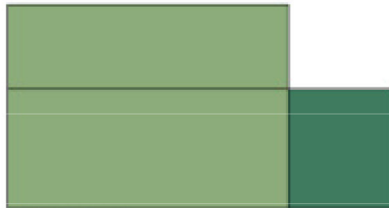
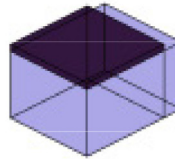
Living Space



Bedroom

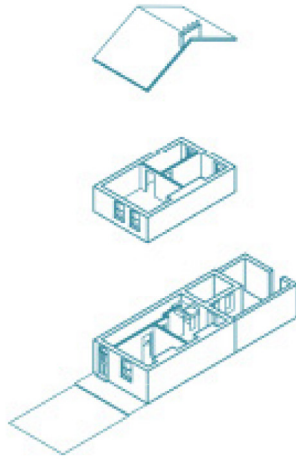


Kitchen



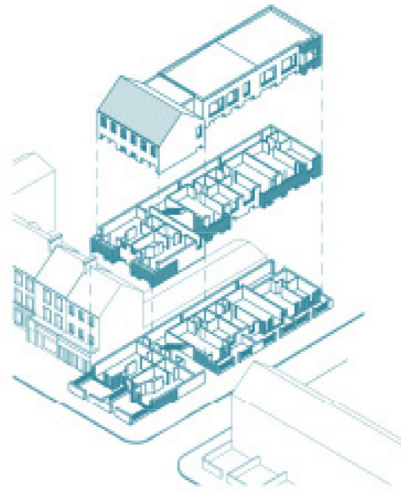
Outdoor Space

Comparison of floor areas and heights of past and present dwellings



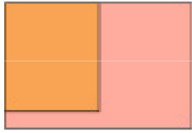
Floor Plans

Damascus Street  
 Late 19th Century Mid Terrace  
 2 Bedroom Dwelling

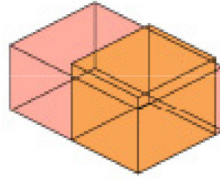


Floor Plans

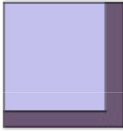
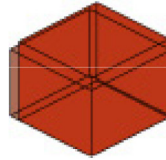
Lower Ormeau Road  
 New Build  
 2 Bedroom Apartment



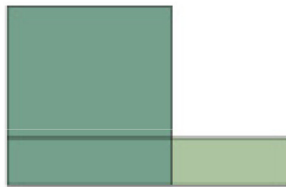
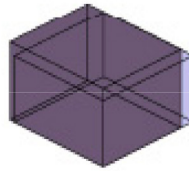
Living Space



Bedroom



Kitchen



Outdoor Space

Comparison of floor areas and heights of past and present dwellings





# MOBILITY





LE GRAND HOTEL

CAFÉ DE LA PAIX

ANDRÉ PAROUDI

*'Every life is in many days, day after day. We walk through ourselves, meeting robbers, ghosts, giants, old men, young men, wives, widows, brothers-in-love, but always meeting ourselves.'*

As a studio we proposed pedestrianising Botanic Avenue. Irradicating parked cars on the street and vehicle congestion to prioritise the everyday pedestrian. With multistorey car parks meticulously placed across varied locations around Botanic, Donegall Pass, and the Holylands to maintain an appropriate / comfortable distance for the local residents to easily access their vehicles. The idea of pedestrianising was supported by the success of 'Open Botanic', an event that saw the banishment of cars towards the street and created a much more positive, diverse, relevant, and safe atmosphere; feelings which locals haven't felt towards the street for a long time. The event aimed to symbolise some of the qualities that the current street may have forgotten, such as familiarity, freedom, and expansiveness.

However, to really understand and propose what could be, it was important to review the existing context. Overall we found that the area was relentless in it's continued neglect towards the pedestrian; with the car being the existing street's main protagonist. We found that the fundamental freedom to roam around the street was almost impossible to identify as markings, pavements, and even the very nature of the street were adhering to the vehicle. This in itself not only affected the people who might negotiate the street but how local people may struggle to gain a sense of belonging – as there is no public space to inhabit.

Additionally, existing factors such as poor public transport connections have resulted in communities that have felt a level of isolation and unwantedness from their adjacent neighbours. For example, when interviewing the Donegal Pass Community Forum, one of the women who ran the organisation expressed how people who were facing mobility issues couldn't access amenities within the immediate streets or in the city centre as bus links down Donegall Pass no longer ran through the area.



MONDAY - FRIDAY

KEY:

- SITE
- BELFAST
- BUS ROUTE



SUNDAY



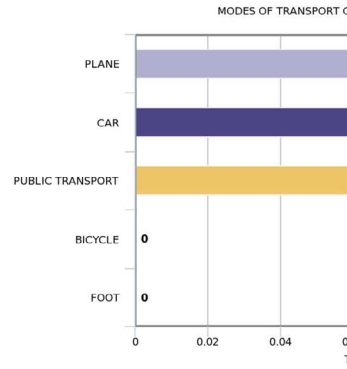
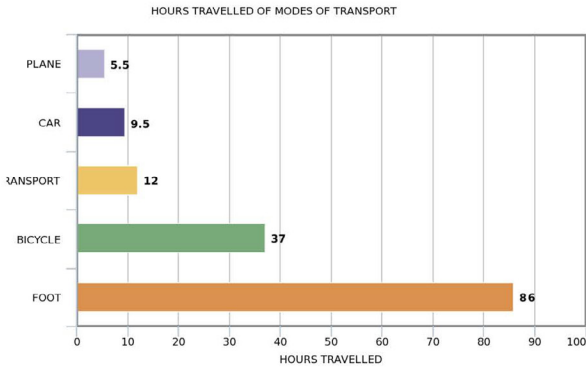
**PLANE**  
LEAVE ON THURSDAY AT 13:30



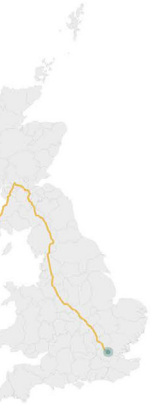
**CAR**  
LEAVE ON THURSDAY AT 9:30



**PUBLIC TRANSPORT**  
LEAVE ON THURSDAY AT 9:30







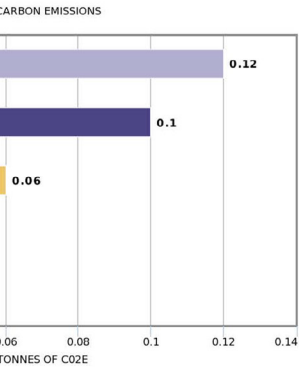
**PUBLIC TRANSPORT**  
LEAVE ON WEDNESDAY AT 7:00



**BICYCLE**  
LEAVE ON WEDNESDAY AT 6:00



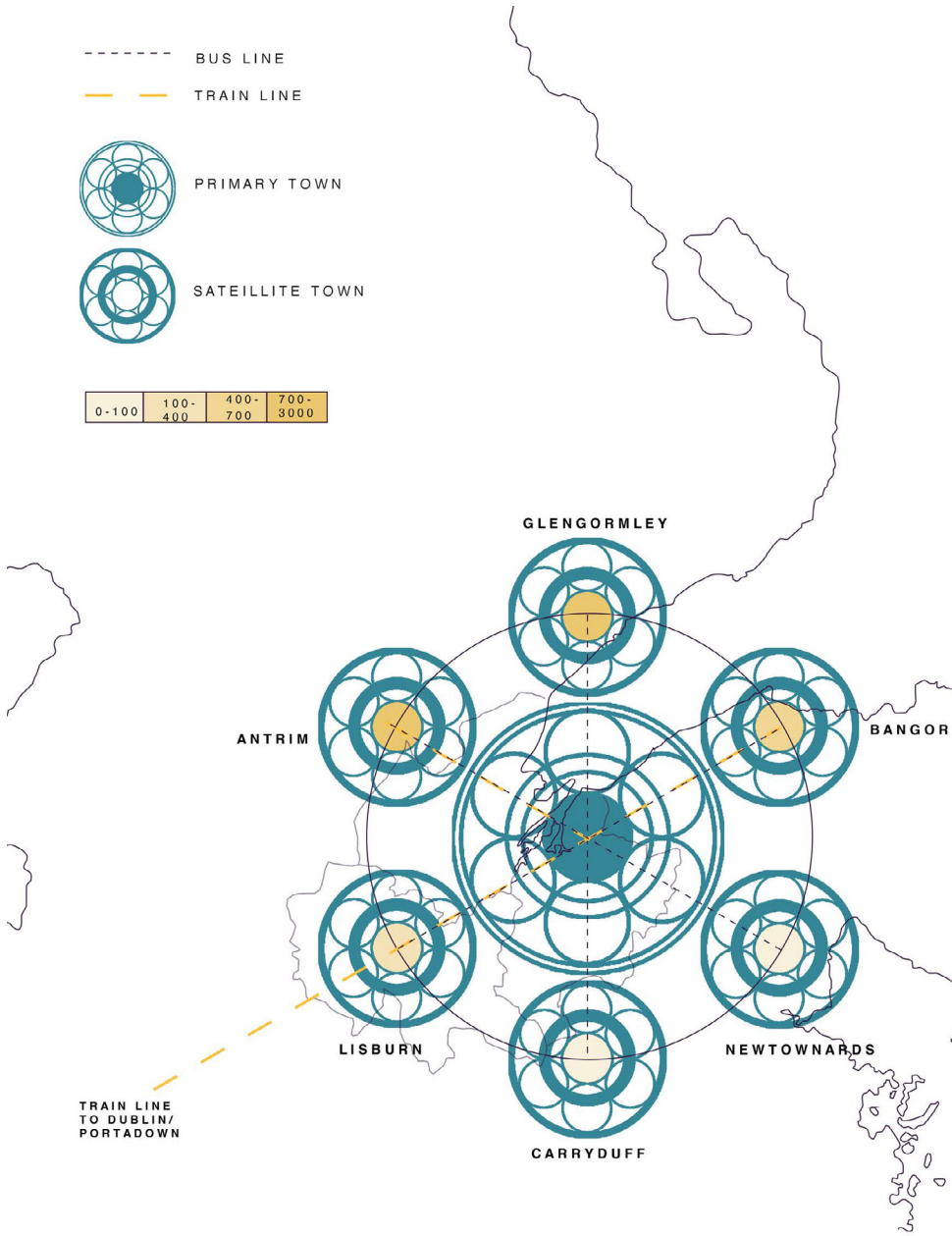
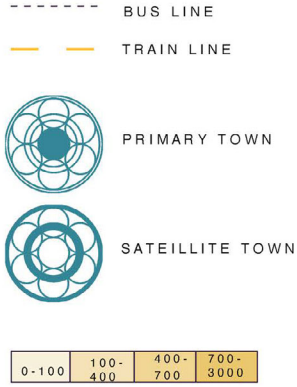
**SWIM**  
LEAVE ON MONDAY AT 5:00



KEY:

- //// PLANE
- CAR
- PUBLIC TRANSPORT
- FERRY
- BICYCLE
- FOOT
- SWIM

IF A PERSON IS TRAVELLING FROM A MEETING IN THE EMBASSY OF THE ISLAMIC REPUBLIC OF IRAN, LONDON AND WANTS TO MAKE THE FRIENDSHIP CLUB MEETING IN ALEXANDER'S BAKERY, BELFAST, WHEN DO THEY HAVE TO LEAVE?



STREET

**GLENGORMLEY**

-  38M
-  2H, 35M
-  N/A
-  22M
-  16M

**BANGOR**

-  1H, 15M
-  4H, 25M
-  29M
-  50M
-  22-40M

**NEWTOWNARDS**

-  52M
-  3H, 18M
-  N/A
-  40M
-  20-40M

**CARRYDUFF**

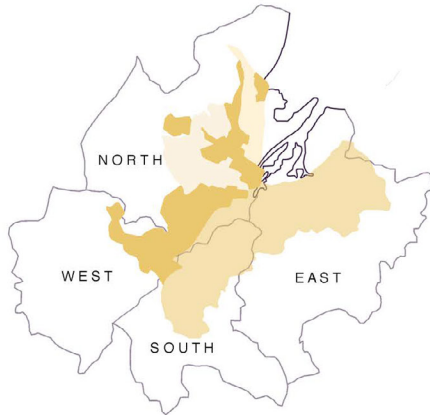
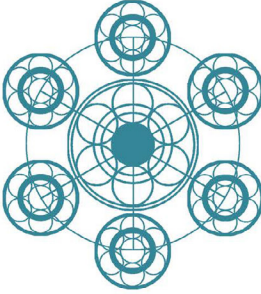
-  39M
-  2H, 11M
-  N/A
-  29M
-  14-30M

**ANTRIM**

-  1H, 28M
-  5H, 8M
-  38M
-  40M
-  24M

**LISBURN**

-  39M
-  2H, 11M
-  24M
-  40M
-  16-26M

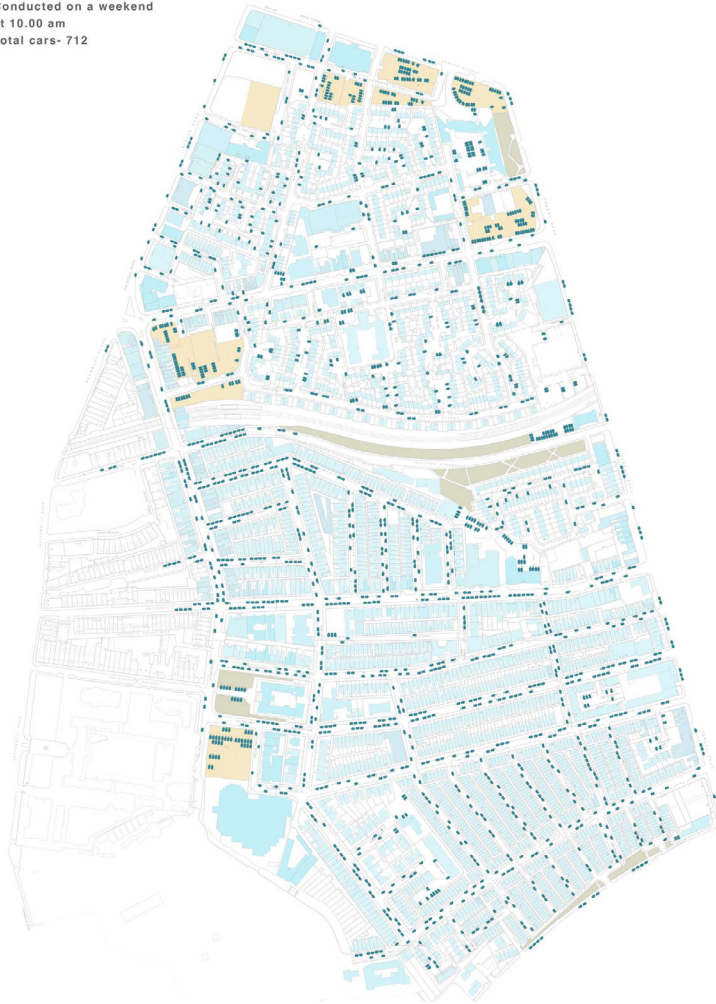


**WHAT IS A GARDEN CITY?**

GARDEN CITIES ARE SATELLITE TOWNS SURROUNDING THE CENTRAL INDUSTRIAL CORE. IN THEORY, THEY ARE SELF CONTAINED PLACES TO LIVE AND WORK, WITH EASY MOVEMENT OF PEOPLE AND GOODS TO THE CENTRAL CORE. IF GARDEN CITIES ARE LOCATED BADLY, THEY MAY NOT BE ABLE TO BE SELF-SUFFICIENT AND INSTEAD TURN INTO SPRAWLING, MOSTLY POST WAR, DORMITORY HOUSING ESTATES.

IF THERE WERE MORE PUBLIC TRANSPORT LINKS TO THE EAST, COULD THIS ANSWER BELFAST'S HOUSING CRISIS?

Conducted on a weekend  
at 10.00 am  
Total cars- 712



Conducted on a weekday  
at 09.00 am  
Total cars- 837

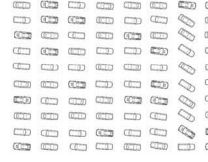
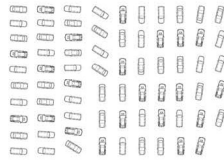


Car Congestion Study Weekday 9:00AM

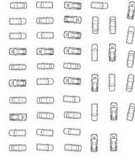
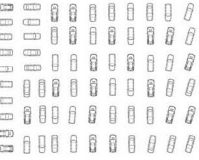
9 AM - 72 CARS

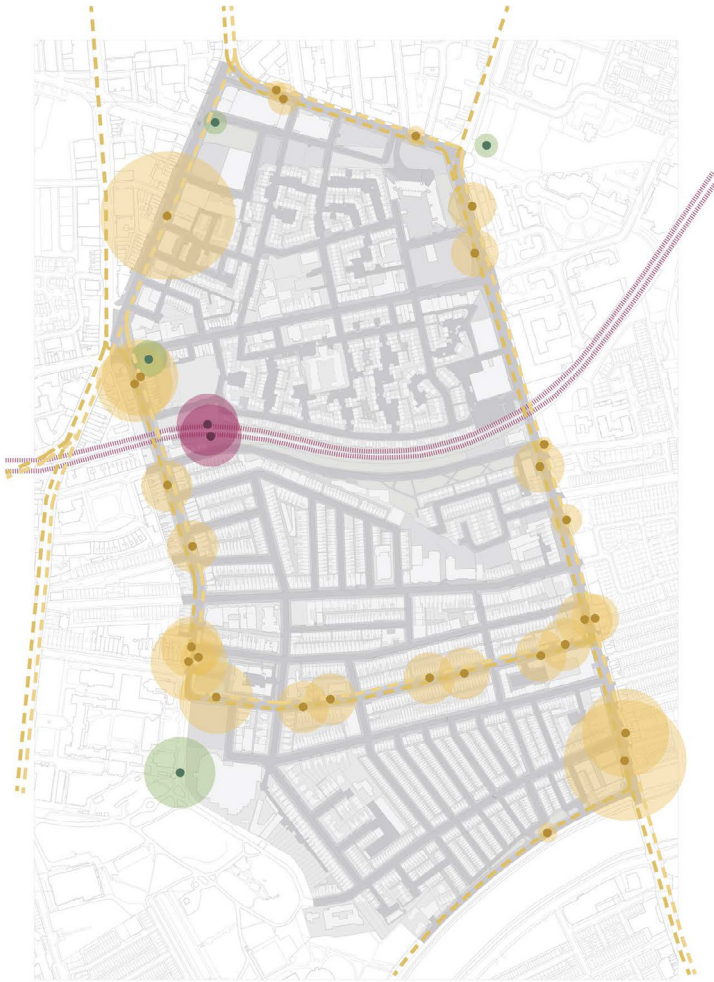


1 PM - 139 CARS



9 PM - 46 CARS





MONDAY - FRIDAY

- KEY:
- BUS STOP
  - TRAIN STATION
  - BELFAST BIKE STATION
  - ||| BUS ROUTE

- BUS STOP FREQUENCY PER DAY
- WEEKDAY RANGE 4 - 384
  - WEEKEND RANGE 0 - 56





SUNDAY

TRAIN STOP FREQUENCY PER DAY

BIKE RENTAL USE PER MONTH

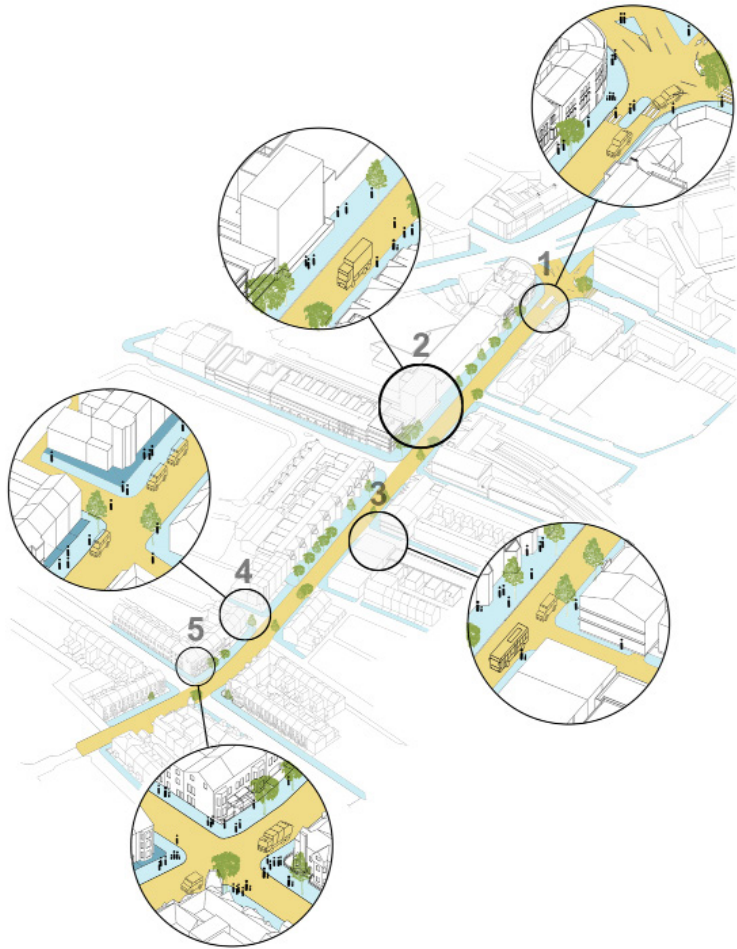
- WEEKDAY RANGE 17 - 51
- WEEKEND RANGE 12 - 27

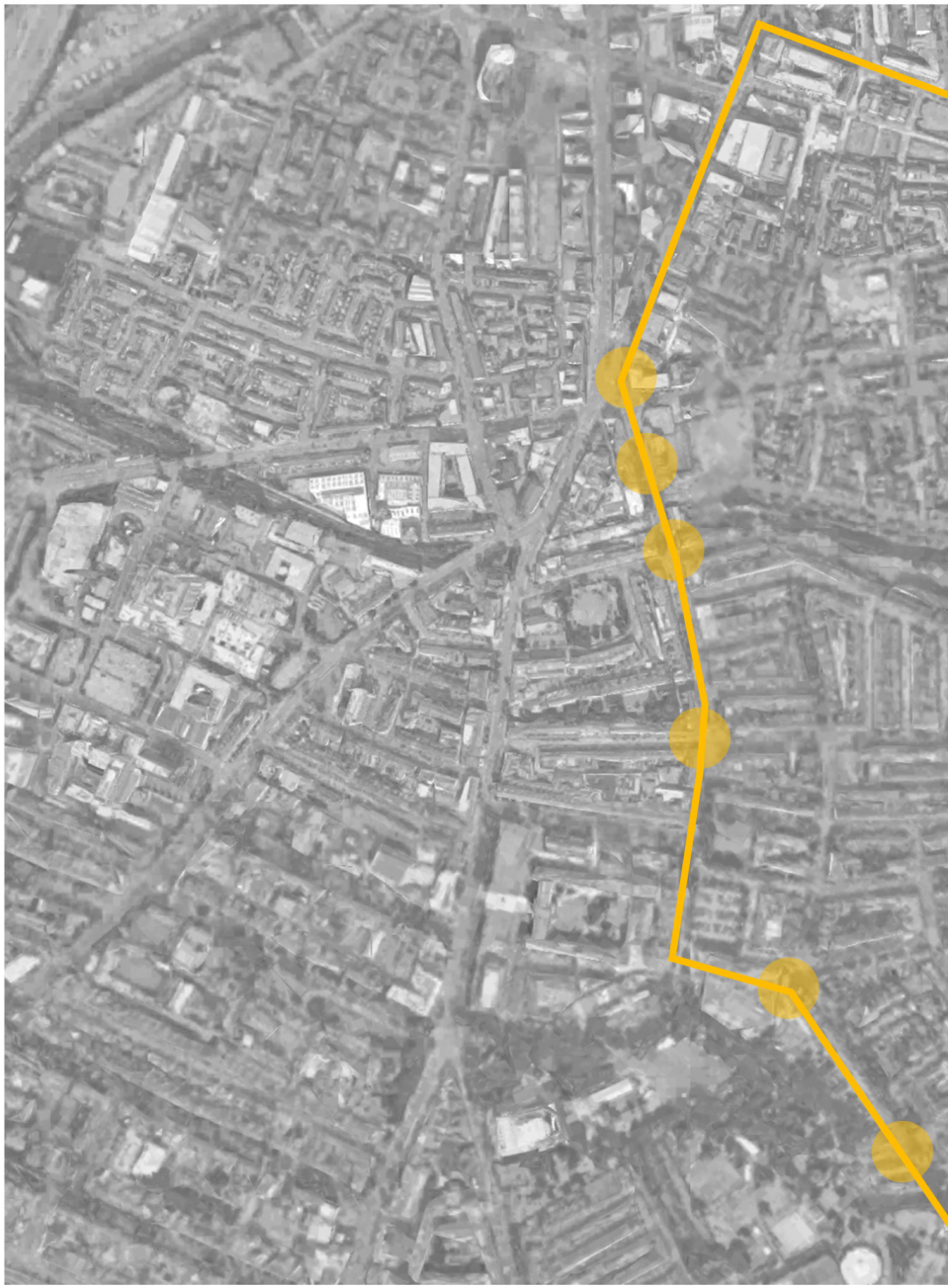
- AVERAGE RANGE 203 - 1055

### Public Transport Frequency Comparing Weekday and Weekend Frequency



10 Minute City Analysis, Donegall Pass and Ormeau



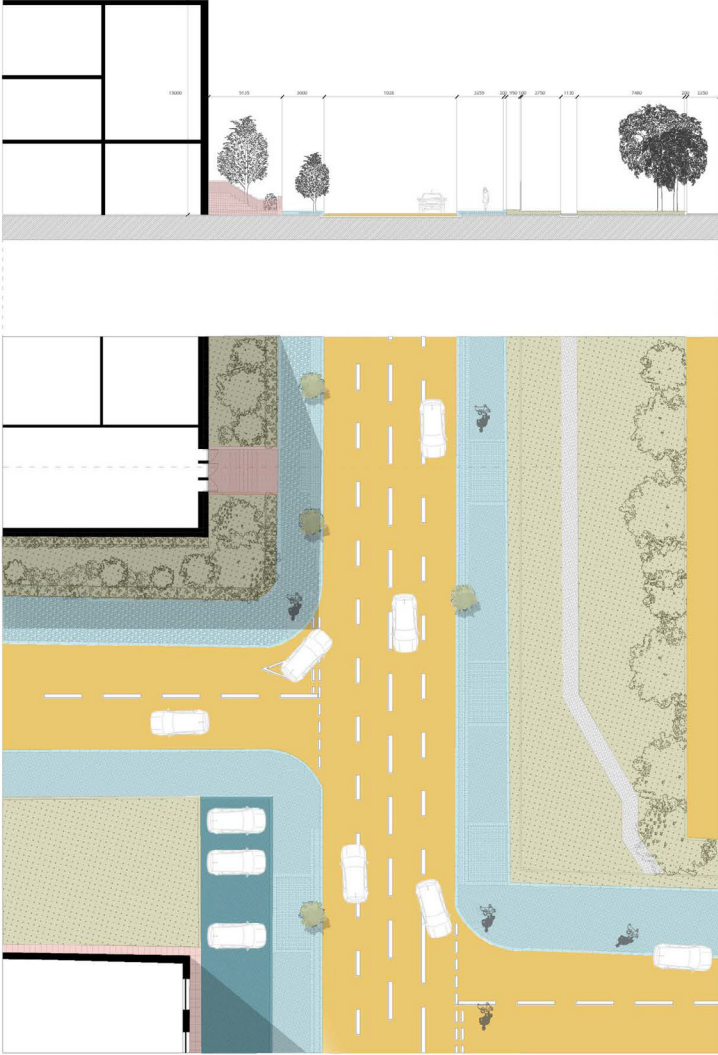




Location Map Junction Analysis

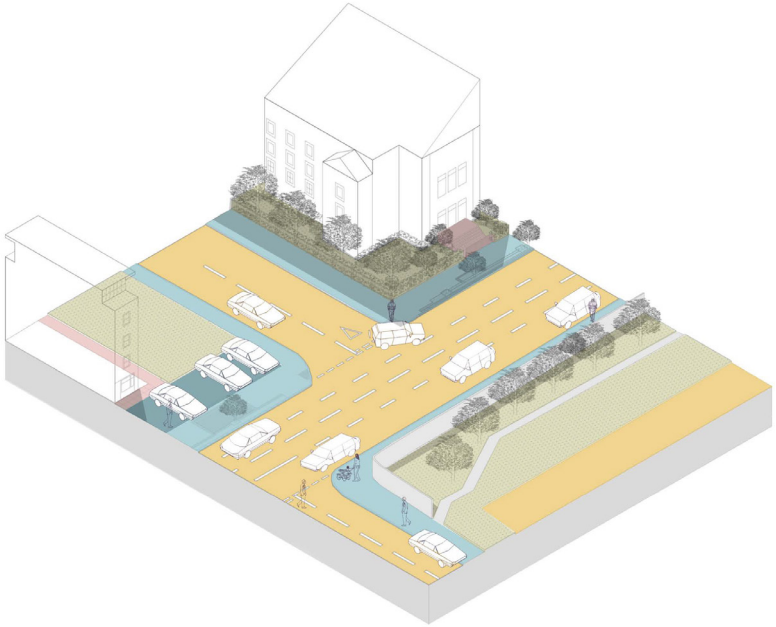


*'The street is a room of agreement. The street is a community room. The meeting house is a community room under a roof. It seems as though one came naturally out of the other.'*



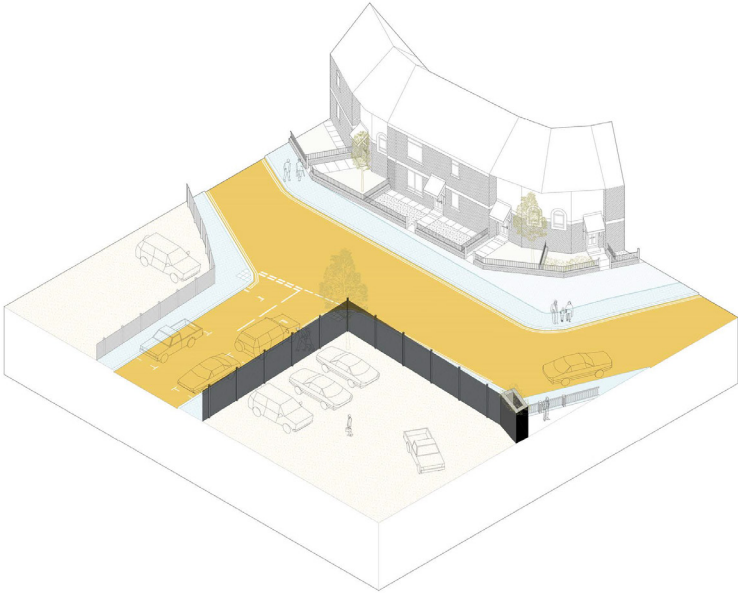
-  **ROADS/ VEHICLES/ PEOPLE**
-  **PEDESTRIAN WALKWAYS**
-  **BUILDINGS/ PRIVATELY OWNED LAND**



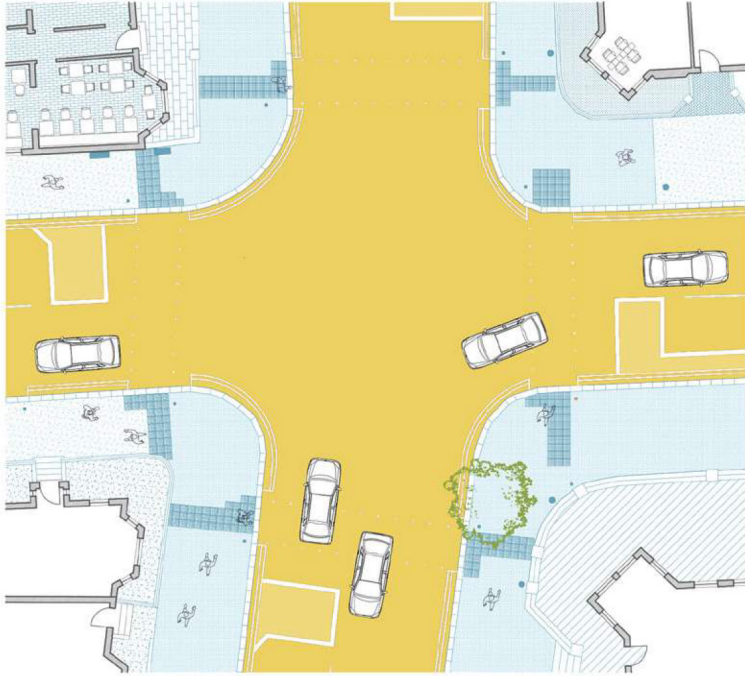
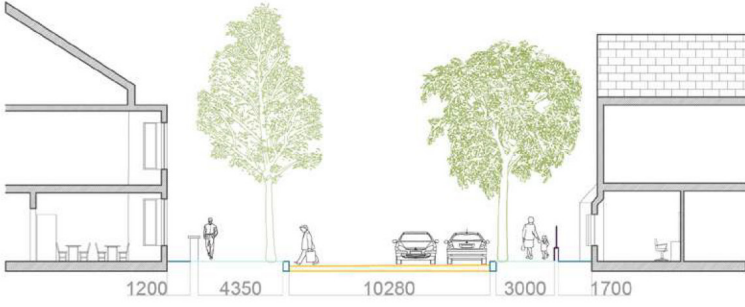


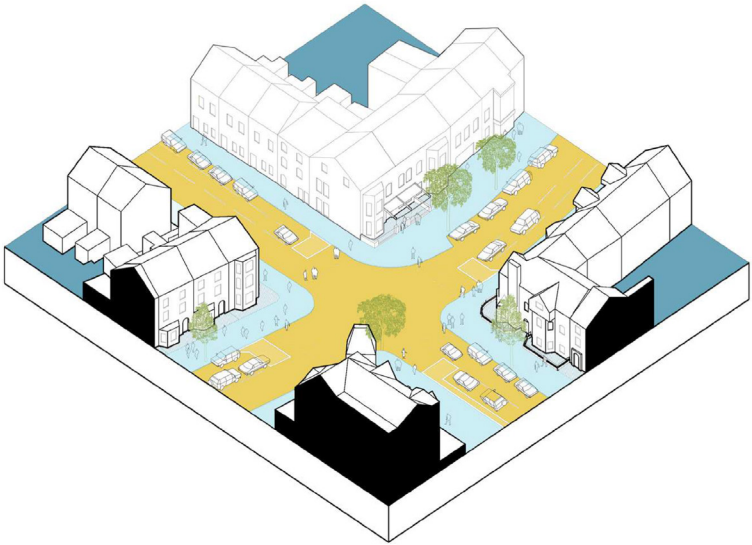
McClure Street Junction  
Plan, Section, Axonometric



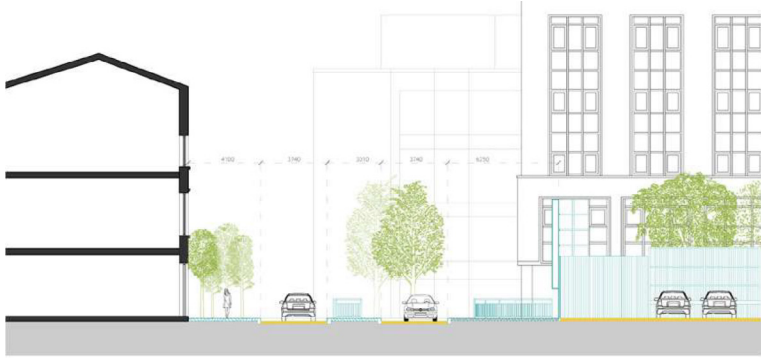


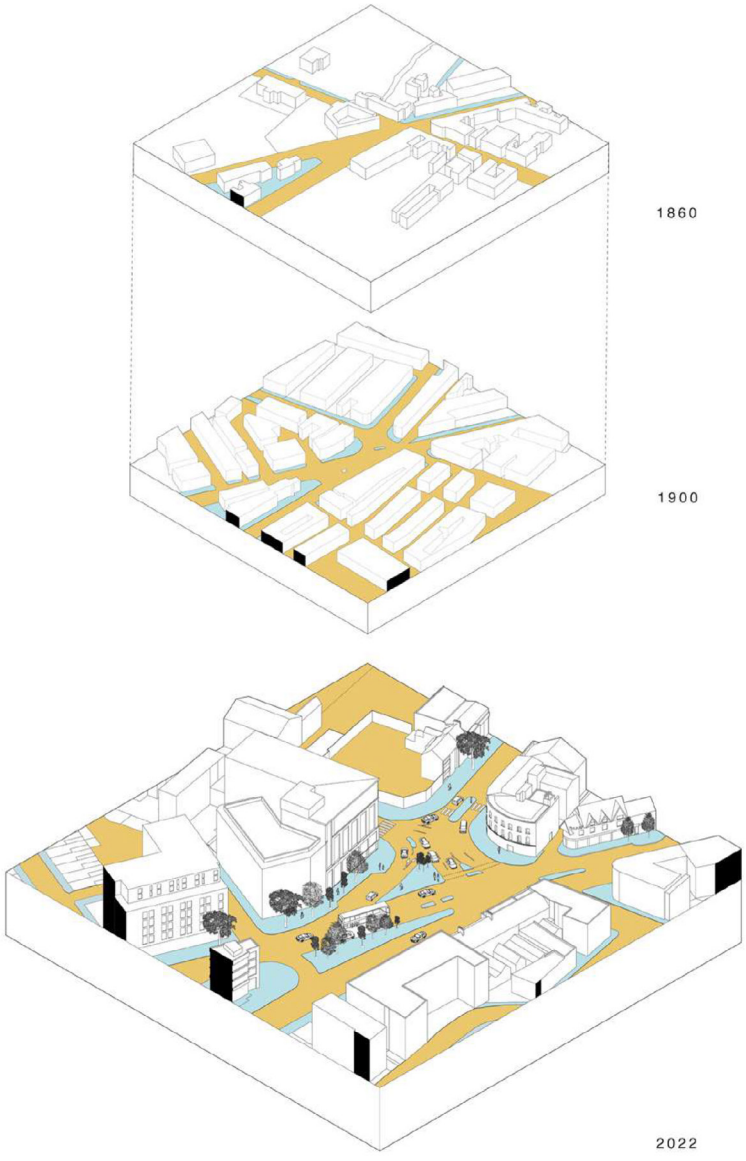
Posnett Street / Vernon Street Junction  
Plan, Section, Axonometric



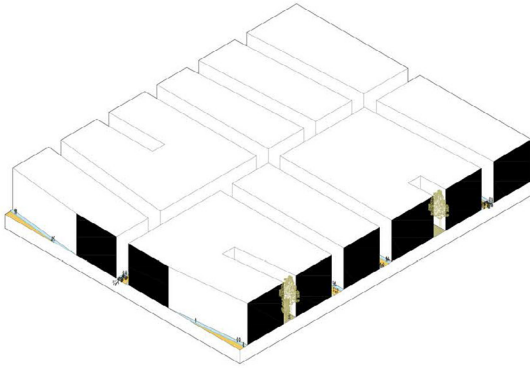


University Street / Botanic Avenue Junction  
Plan, Section, Axonometric

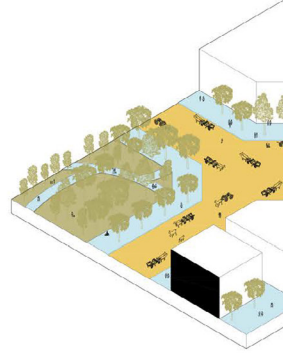




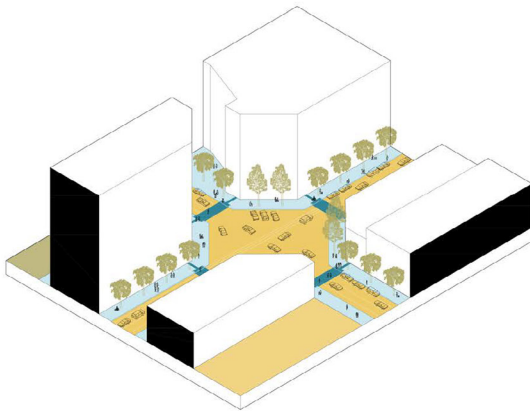
Shaftesbury Square Junction  
Plan, Section, Axonometric



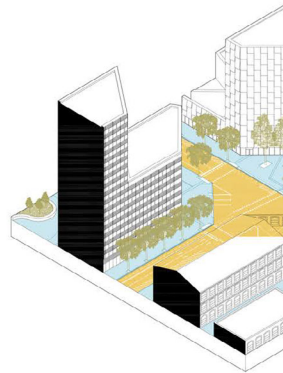
PAST  
PRE 1850s



CERDA DESIGN  
POST 1850s

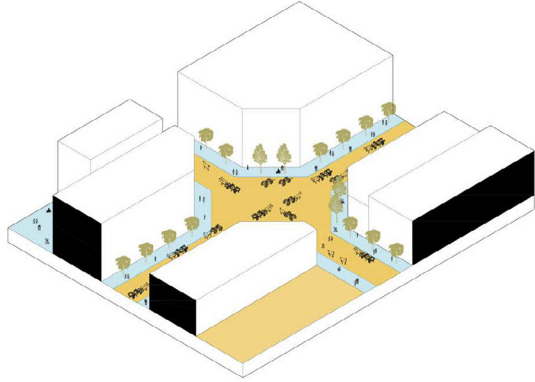
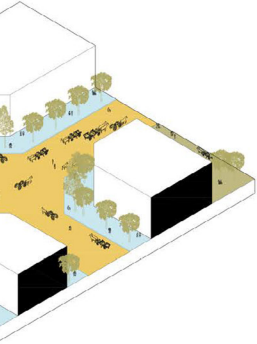


PAST  
2000s

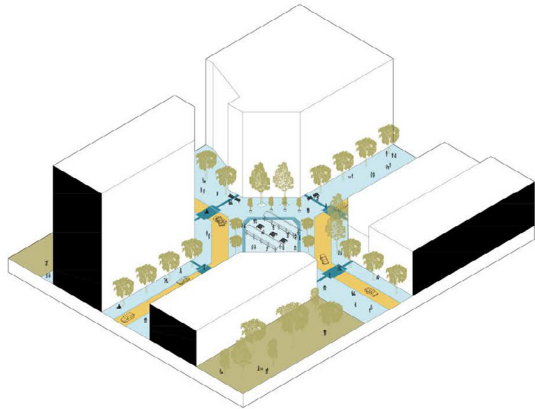
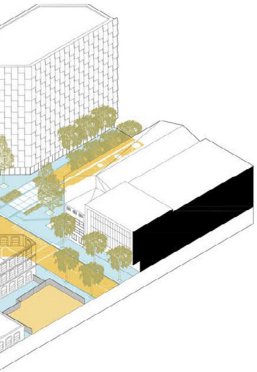


PRESENT  
2022

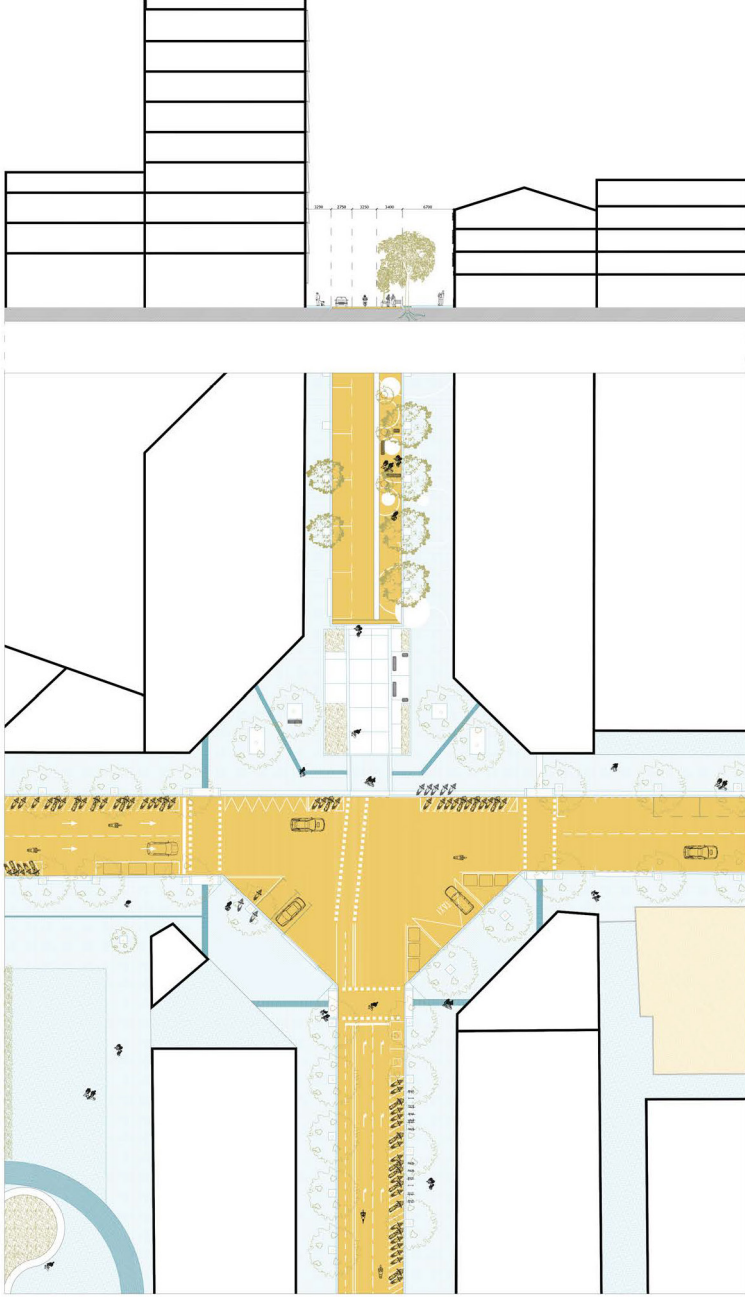


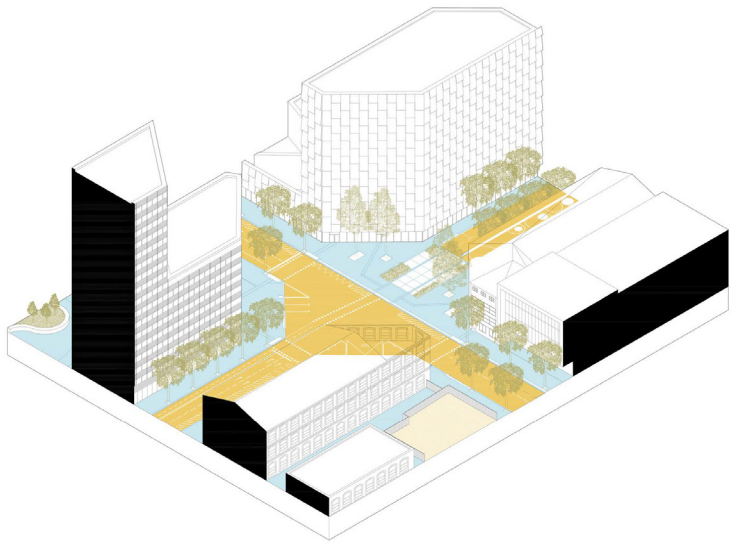


PAST  
POST 1850s

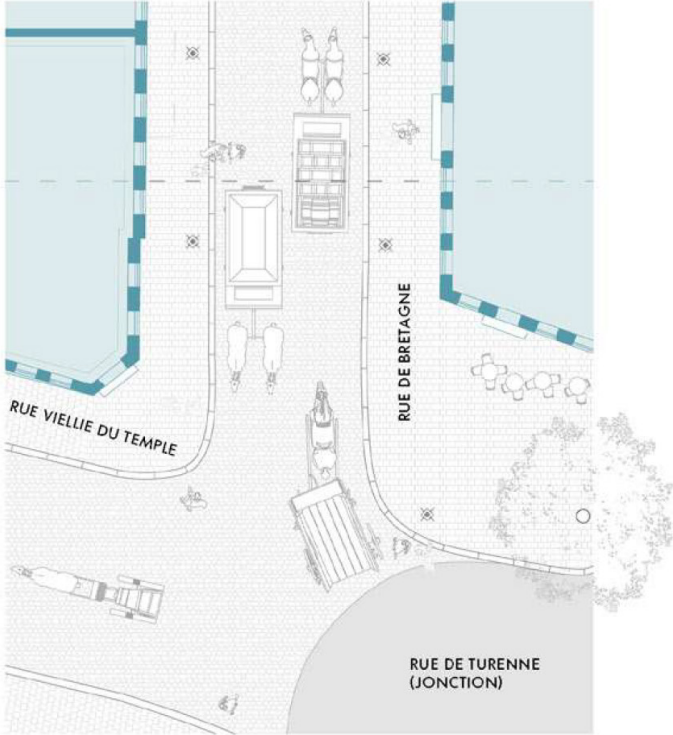
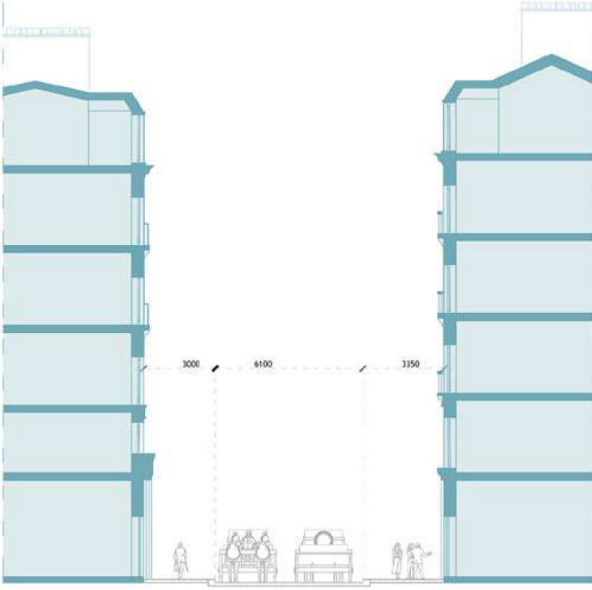


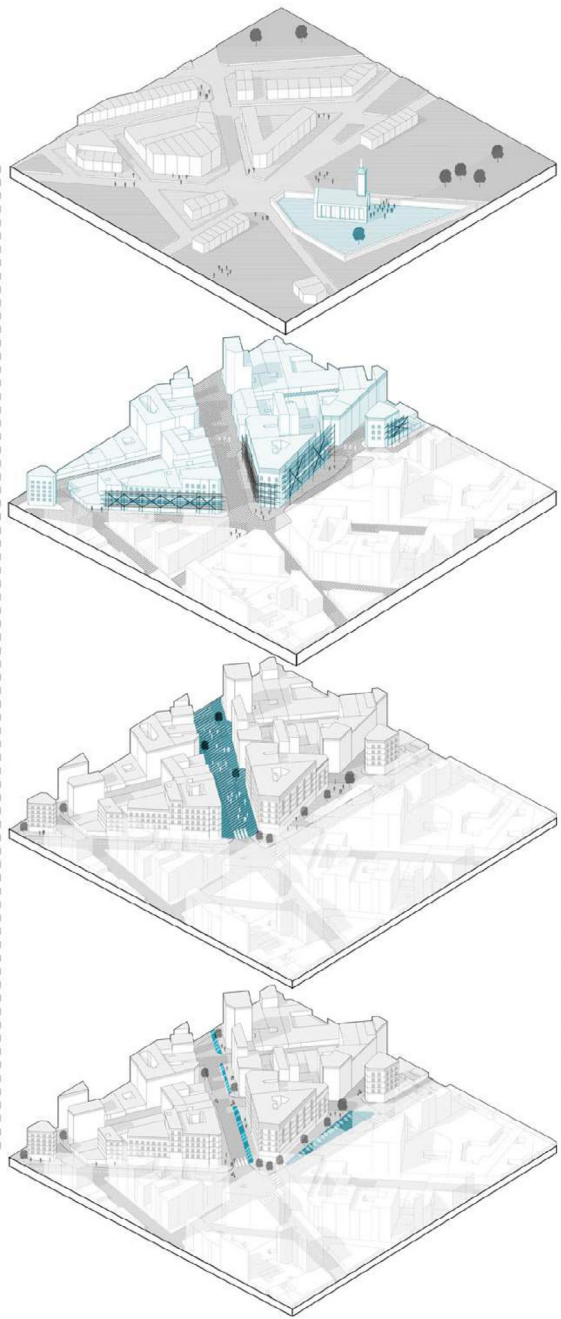
FUTURE  
2020s+



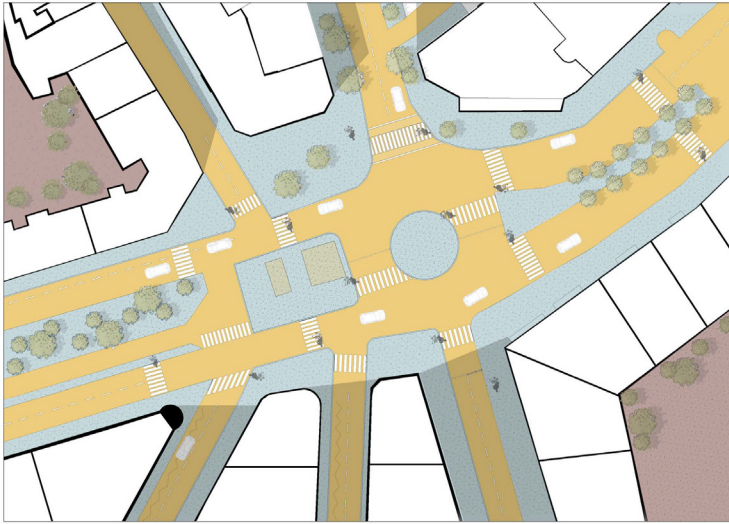


Career Tanger / Career De La Ciutat Granada  
Plan, Section, Axonometric

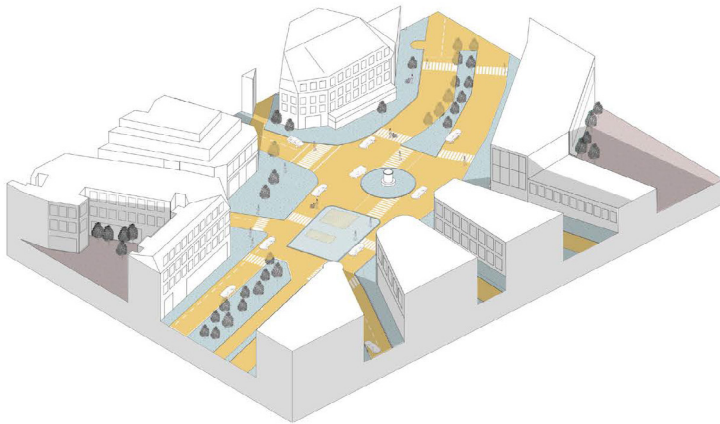


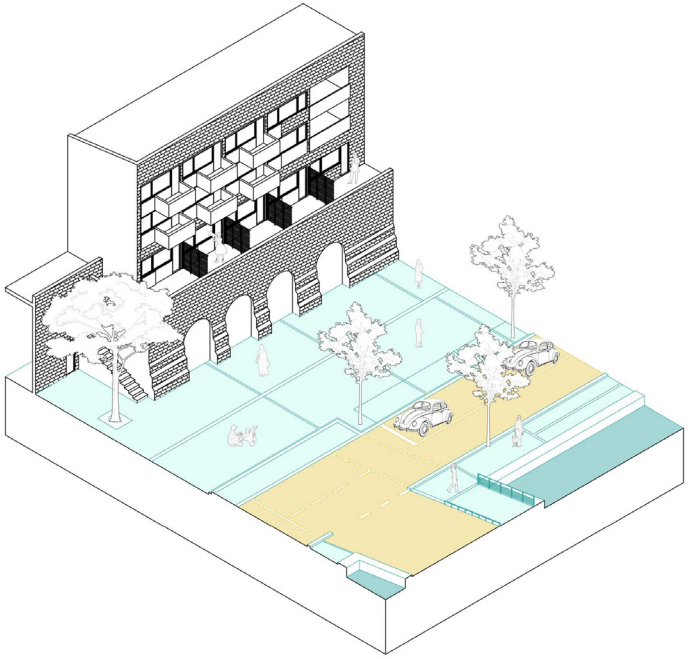
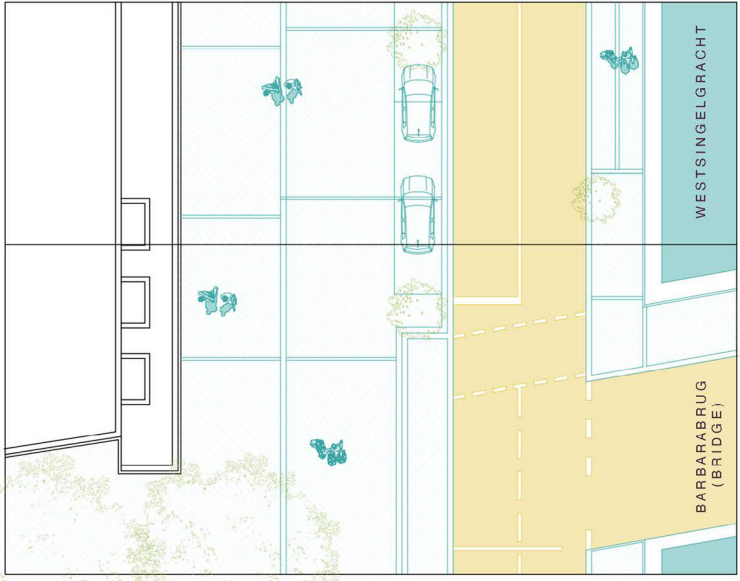


Carrer Tanger / Carrer De La Ciutat Granada  
Plan, Section, Axonometric



■ ROAD/ VEHICLES/ PEOPLE   ■ PEDESTRIAN WALKWAYS   ■ BUILDINGS/ PRIVATELY OWNED LAND





Westvest, Delft  
Plan, Axonometric





# ETHNOGRAPHY



HEY CHICKI  
BOTANIC

FRIED CHICKEN // JUOOD

7  
U2

THE PIZZA CO.

THE PIZZA CO.

NO SMOKING



**THE PIZZA CO.**  
THE FAST & FRESH PIZZA COMPANY



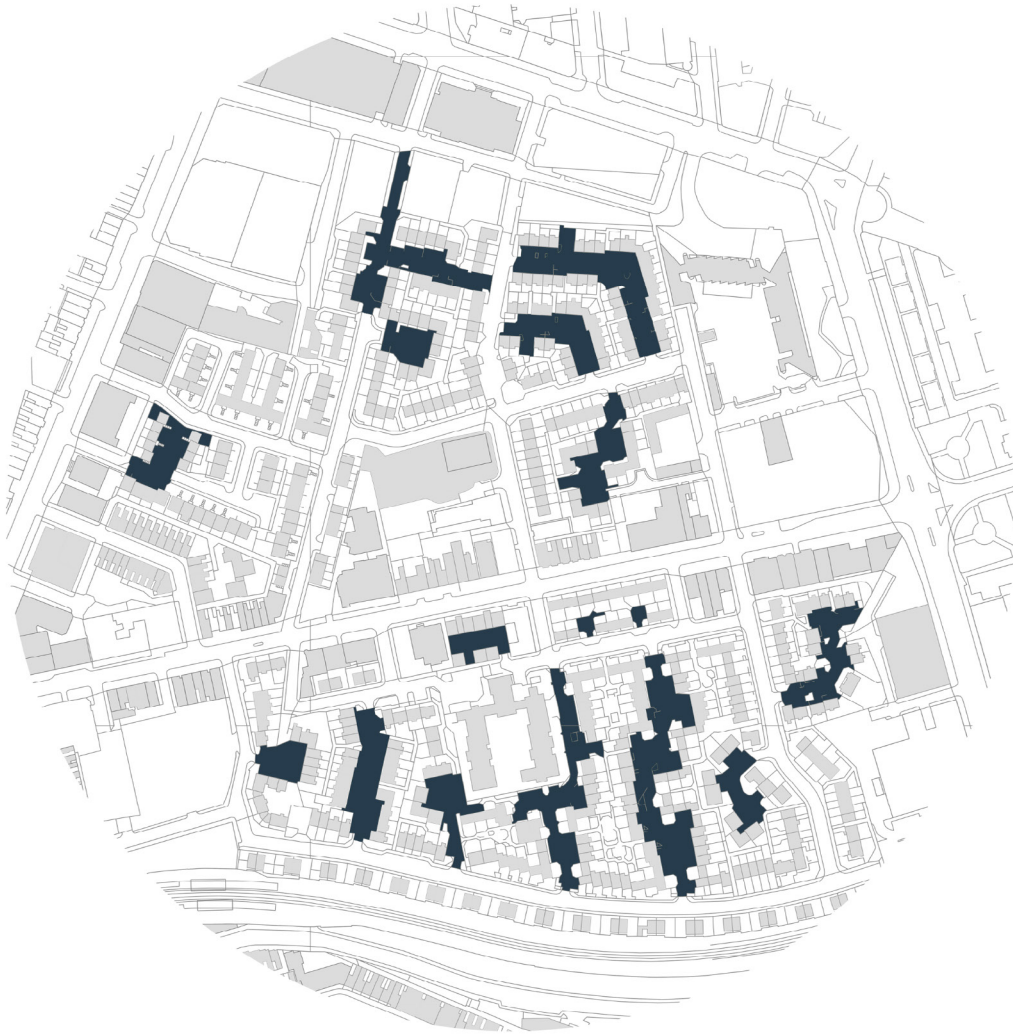
Bus Information

Our Transfer app makes transferring easier than ever!

CADSHILL

Reuse Report

VITALITY



Plant the apple tree



Watch it grow



Harvest time



Collect the apples



Dice and Pulp the apples



I interviewed a Community Officer and as he had a background of Landscape Architect had a great vision for what could better serve the community in terms of ecological interventions.

His dream of creating an enterprise through planting an apple orchard in the area inspired this piece of work. The total surface area of underused space as defined in the previous page totalled 15,734 sqm of land.

Using the equations giving in 'Cash in the Orchard' report by Hilltop Partners:

- Trees per acre (4,047 sqm) – 65
- Apple yield – 2,438kg of apples
- Juice available – 1,584 litres of juice
- Number of 750ml bottles – 2,113
- Priced at £2.50 per bottle and subtract operating costs you make a profit of £1,648 per 65 trees planted.

While the orchard would create money to be used by the community it would also provide employment, provide an opportunity for tourism and would in turn facilitate more footfall in the area.



Line the press with muslin cloth



Fill with pulp



Press the pulp and collect the juice



Heat to sterilise the juice



Fresh apple juice ready to serve

*'Distinct senses of place do depend on the sensory experiencing of built environments. The experiencing is significantly mediated in two ways:*

*It is mediated by bodily mobility: in particular, the walking practices specific to a particular built environment.*

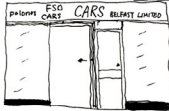
*The sensory experiences are intimately intertwined with perceptual memories that mediate the present moment of experience in various ways: by multiplying, judging and dulling the sensory encounter. Drawing from empirical analysis based on surveys, ethnographic 'walkalongs' and photo-elicitation interviews carry stories from the area.'*

# ORMEAU ROAD

Chip's Shop  
People called it Eddie's chippy, one of the favorite stores in people's memories.



Car's repair shop  
There were several car repair shop in the street around 1970s near Ormeau Road side.



Park Parade School/ Porter's School  
which located at the vacant space opposite the community centre

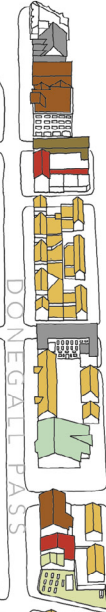


Corner shop  
Opened most hours, convenient for residents who need buy some goods nearby



Bars

There were a lot of bars in the street, and people off to work from gasworks would get a few pints before going back home



DONEGALL PASS



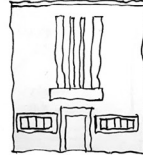
Butcher  
There are three butchers in the street, people mentioned them a lot, located at 103 Donegall Pass



Bakeries  
Lyon's Bakery, O'hara's Bakeries, Pam Roy Bakery  
... where were the places people loved to go.



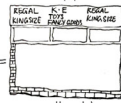
McQuiston School/ School of Music  
Most of kids in this area went for primary school around 1970-1980s.



Primary School/Youth Club/ Assistance Building  
The functions of the building changed several times over time, teenagers used to hangout around here and enjoyed the chatting times in the doorway with their friends at night. There was a candy shop on the right corner that attracted kids too.



Retail shop  
There were few large scale department shops in Donegall pass on the Botanic Avenue side, where all the clothes, toys, goods could be founded.



# BOTANIC AVE

Current City layout

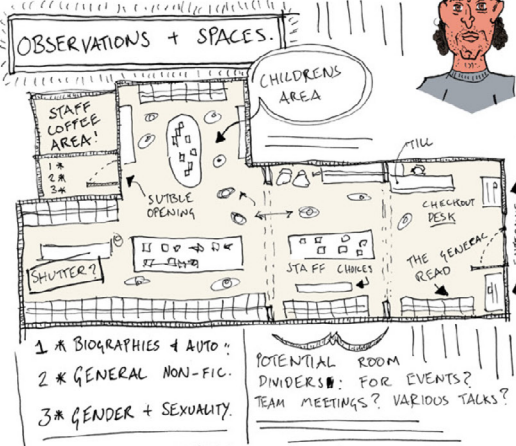
- Parking
- Community
- Church
- Pharmacy
- Dwelling
- Retail
- Business
- Restaurant
- Groceries
- Vacant

## Shops

The street was full of businesses and shops. People mentioned bakeries, butchers, fabric shops, hair salons, clothes shops, dental care, post office...

*"The lively business boom of Donegall Pass only stays in the memories."*  
(Black and white sketches)

# BOTANIC AVENUE: The pending epilogue.



DISPLAY BOOK

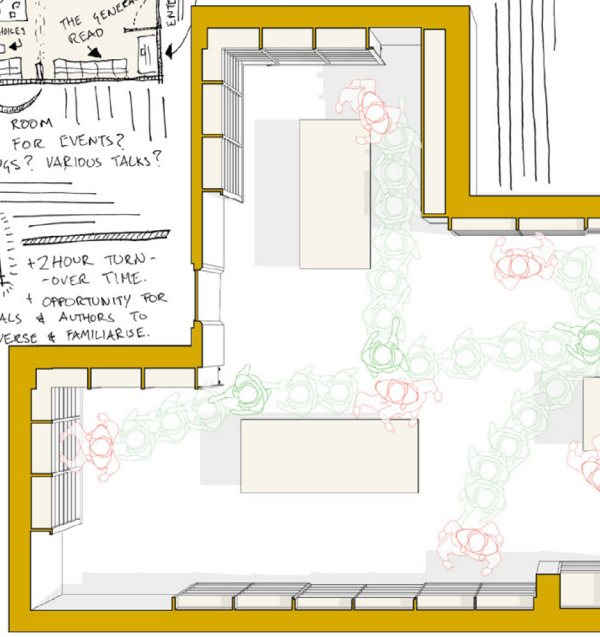
STAFF SPECIALTIES

OFFERN ADVERTISING THE LOCAL TALENT!

## ADAPTING THE SPACE



+ 2 HOUR TURN-OVER TIME.  
+ OPPORTUNITY FOR LOCALS & AUTHORS TO CONVERSE & FAMILIARISE.



SUPPORTING THE LOCAL AUTHOR



BEFORE COVID THE SHOP HELD THESE BOOK LAUNCHING EVENTS EVERY WEEK => BUT, NOW ITS MORE DIFFICULT TO TALK ABOUT.

ATTENDANCE?

LOW: 10 MED: 15 HIGH: 20+

### OTHER EVENTS INCLUDE

- + BOOK EVENT: BENJAMIN WOOD & ROSS RAISING.
- + BOOK LAUNCH: "THE SANDSTONE CITY" by ECAINE LANNING.
- + BOOK (BIAF) 2022: CELESTE MOHAMMED & JACOB.
- + BOOK LAUNCH: "ON DAYS LIKE THESE" by MARTIN O'NEILL.

+ BOOKS -> NEED TO BE OUT OF PLACE A NIGHT, FOR SECURITY & FOCUS ON THE EVENINGS READ.

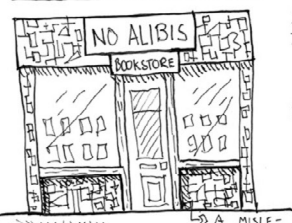
+ TABLES & EQUIPMENT -> MUST BE FOLDED AWAY TO MAINTAIN SPACE.





### THE FRONT OF SHOP

MY FIRST IMPRESSIONS  
+ TIRED + WARM + WEATHERED.



REMINDS ME OF



### PIET MONDRIAN

STRIKES ME WITH A SENSE OF 'NOBNESS', WHICH IS KIND OF IRONIC. HE USES GEOMETRY & PRIMARY COLOURS TO EXPLORE THE IDEA OF LANGUAGE.

SIDE NOTE: DAVID DOES BELIEVE THAT THE COMMERCIALISATION HAS HAD A DENT IN THE 'COMMUNITY', BUT THE DECLINE CAME BEFORE. SINCE RESIDENTS LEFT

### THE LAST HOUSE ON BOTANIC.

NAME OF OCCUPANT: UNKNOWN  
WE WERE TOLD THAT THE LAST RESIDENT OF A FULL HOUSE ON BOTANIC WAS AN ELDERLY, THAT FOUGHT AGAINST COUNCIL & DEVELOPERS.  
IT'S NOW A STARBUCKS.



### DAVID'S VIEWS ON BOTANIC.

HIS INITIAL OBSERVATIONS ON THE STREET WAS THE PAVEMENTS. WHEN HE MOVED HE COULDN'T GET OVER THE SIZE OF THEM & HOW PEOPLE WOULD CONVERGE & ROAM AROUND THEM FREELY.

TODAY WHERE THE CAR RULES CONSUMING THE ROAD & WALKWAYS.

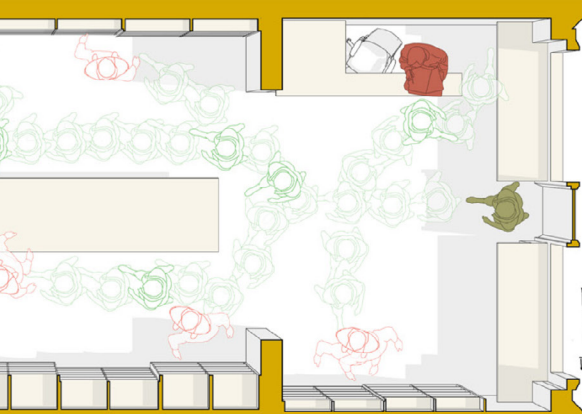


SHOPS & FLATS. 5.54m

### COMMUNITY BETWEEN THE SHOPS.



HE FEELS A SENSE OF CURIOSITY AROUND THE POTENTIAL PEDESTRIANISATION.



### BEFORE NO ALIBIS.

DAVID WORKED IN THE QUEEN'S UNIVERSITY'S BOOKSHOP... SO HE IS FAMILIAR WITH THE LOCAL AREA. IT HELPED HIM GAGE WHAT PEOPLE LIKE & WHAT PEOPLE NEED.



### THE COMMUNITY



WHAT BOOK. ?

BACKGROUND



### DAVID!

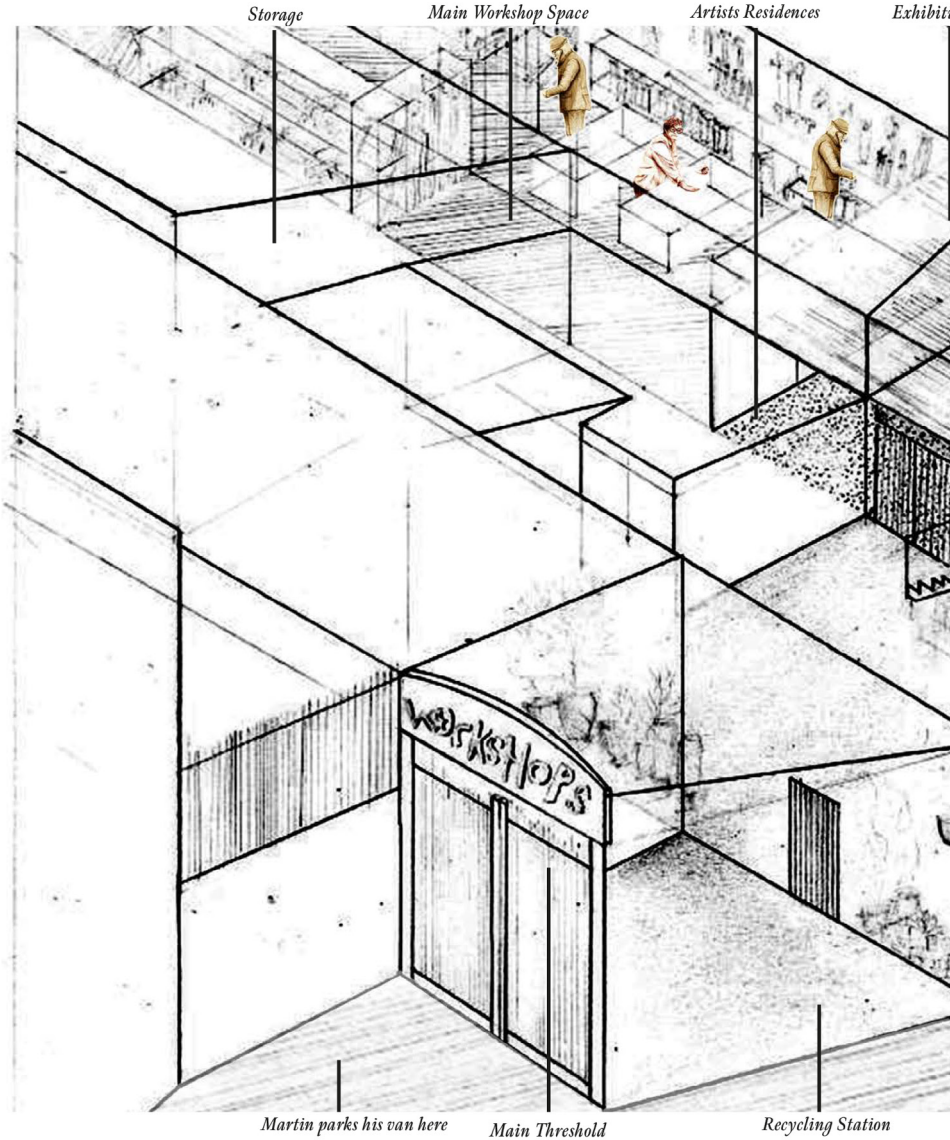


THE OWNER OF NO ALIBIS.

AN INDEPENDENT BOOKSTORE ON BOTANIC AVENUE

FOUNDED IN: 1997

*Axometric originally d*



# STREET WORKSHOPS

Drawn at a scale of 1:100



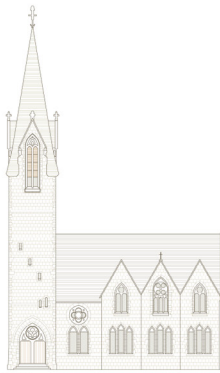
*Martin Carter*

*Director of Lawrence Street Workshops.*



*Helen Crickard*

*Co-ordinator of Lawrence Street Workshops,  
Trades Manager for WOMENSTEC &  
Events Coordinator for Reclaim the Agenda*



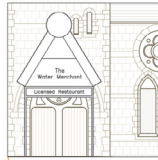
**1872**  
The Denegall Pass Presbyterian Church was designed by Young & Mackenzie. It was completed and opened by this year, although the spire was never completed due to lack of funding.

**1973**  
The Church was closed and its congregants moved to Fitzroy Presbyterian Church on University Avenue.

**1985**  
Around this time, a joinery workshop and offices occupied the building.

**2001**  
Planning permission was granted to convert the building into a licensed restaurant with associated kitchens and stores.

**2007**  
Planning permission was granted to convert the building into a licensed restaurant with associated kitchens and stores.



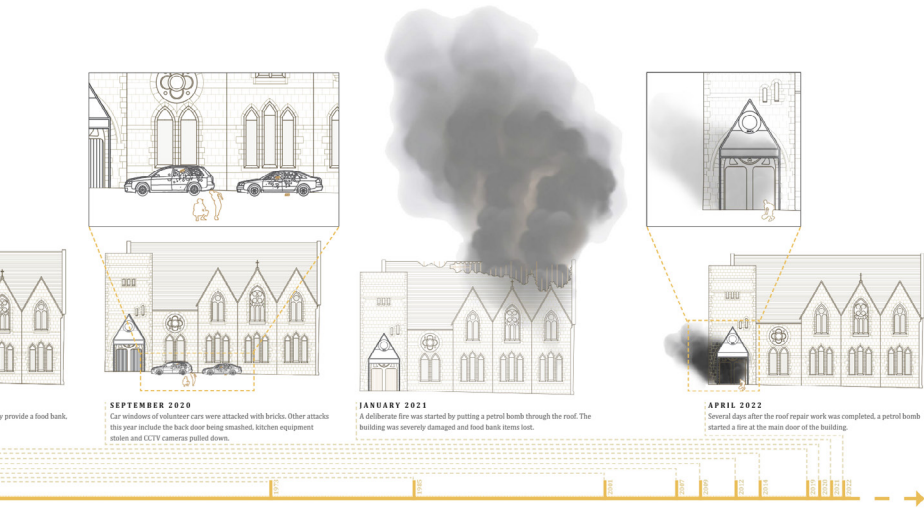
**JULY 2009**  
A Chinese restaurant, "The Water Margin" opened.

**2012**  
The restaurant changes from "The Water Margin" to "Li Wong".

**JULY 2014**  
The restaurant closed down and the premises were put up for sale.



**2019**  
Bellet Multi-Cultural Association moves in. The clothes and furniture bank during Covid-19.



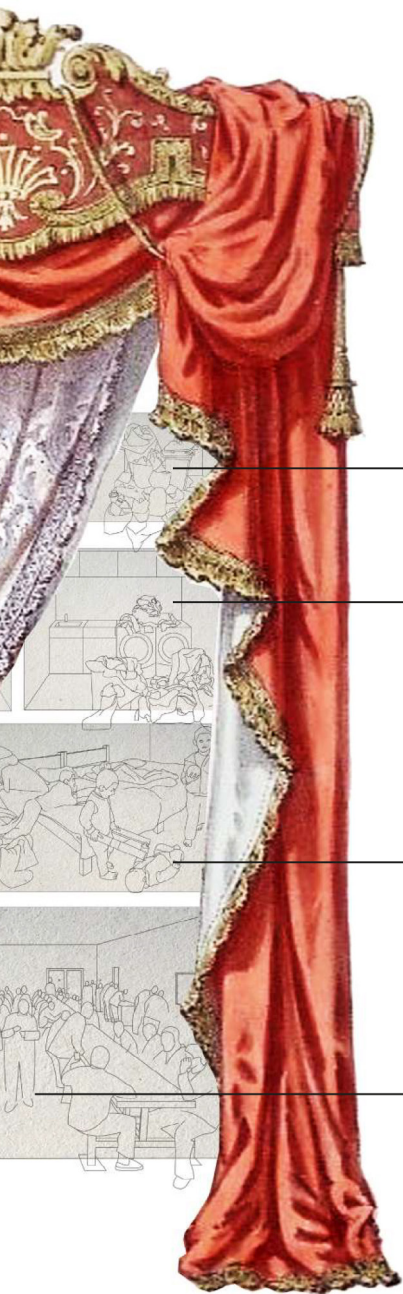
159-161 DONEGALL PASS  
TIMELINE OF EVENTS



♦♦ COMMENT

## Illegal immigrants are not entitled to luxury hotels





UNCOLLECTED REFUSE

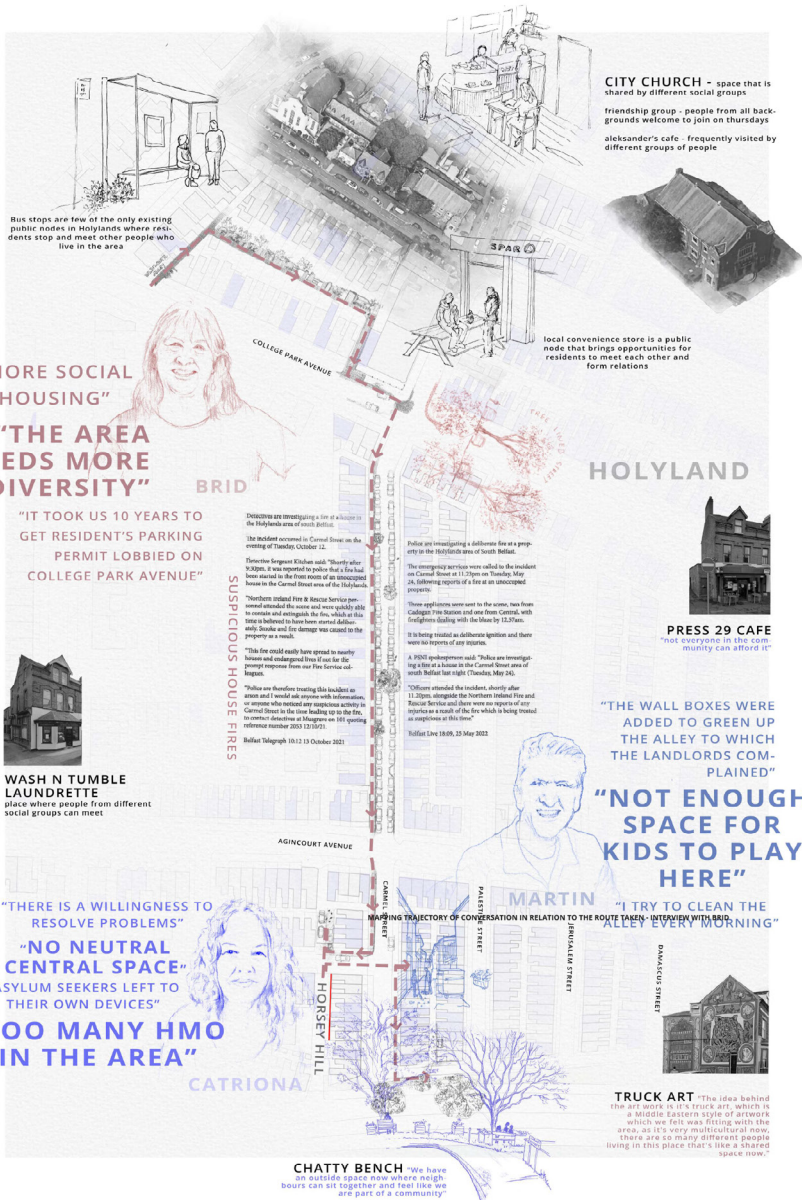
DELAY IN FIXING BROKEN  
WASHING MACHINES IN  
SOME HOTELS MEANS THAT  
ASYLUM SEEKER FAMILIES  
QUEUE FOR THEIR WEEKLY  
RETURN

LARGE FAMILIES IN ONE  
ROOM

ALL RESIDENTS MUST DINE  
AT THE SAME TIME

*'Through collective everyday practices of acquiring familiarity, local social networks and local cultural institutions emerge.'*





Bus stops are few of the only existing public nodes in Holylands where residents stop and meet other people who live in the area

**CITY CHURCH** - space that is shared by different social groups  
 friendship group - people from all backgrounds welcome to join on thursdays  
 aleksander's cafe - frequently visited by different groups of people



local convenience store is a public node that brings opportunities for residents to meet each other and form relations

**"MORE SOCIAL HOUSING"**  
**"THE AREA NEEDS MORE DIVERSITY"**



BRID

**"IT TOOK US 10 YEARS TO GET RESIDENT'S PARKING PERMIT LOBBED ON COLLEGE PARK AVENUE"**

Police are investigating a fire at a house in the Holyland area of north York.

The incident occurred in Central Street on the evening of Thursday, October 12.

Detective Sergeant Kishan said, "Shortly after 9:30pm, it was reported to police that a fire had been started in the front room of an unoccupied house in the Central Street area of the Holyland.

"Northern District Fire & Rescue Service personnel attended the scene and were quickly able to contain and extinguish the fire, which at that point, smoke and fire damage was caused to the property as a result.

"This fire could easily have started in a nearby house and endangered lives if not for the fire company response from near the Holyland cul-de-sac.

"Police are therefore treating this incident as a crime and I would ask anyone with information or anyone who noticed any suspicious activity in Central Street in the time leading up to the fire to contact detectives at 416-920-4100 or 905-881-1011 quoting reference number 2022-12-1071.

Wash Magazine 10:12 13 October 2022

Police are investigating a disturbance fire at a property on the Holyland area of north York.

The emergency services were called to the incident on Central Street at 11:20pm on Tuesday, May 24, following reports of a fire in an unoccupied property.

These reports came in to the area from Cadogan's 7th Station and one from Central, with firefighters dealing with the blaze by 12:30am.

It is being treated as a disturbance incident and there were no reports of any injuries.

A PVSI spokesperson said, "Police are investigating a disturbance in the Central Street area of north York last night (Tuesday, May 24).

"Officers attended the incident shortly after 11:20pm, alongside the Northern District Fire and Rescue Service and there were no reports of any injuries as a result of the fire, which is being treated as suspicious at this time."

Hollyland Live 18:09, 20 May 2022



**WASH N TUMBLE LAUNDRETTE**  
 place where people from different social groups can meet

SUSPICIOUS HOURLINES

HOLYLAND



**PRESS 29 CAFE**  
 "not everyone in the community can afford it"

**"THE WALL BOXES WERE ADDED TO GREEN UP THE ALLEY TO WHICH THE LANDLORDS COMPLAINED"**

**"NOT ENOUGH SPACE FOR KIDS TO PLAY HERE"**



MARTIN

**"I TRY TO CLEAN THE ALLEY EVERY MORNING"**

MAPPING TRAJECTORY OF CONVERSATION IN RELATION TO THE ROUTE TAKEN - INTERVIEW WITH BRID

**"THERE IS A WILLINGNESS TO RESOLVE PROBLEMS"**

**"NO NEUTRAL CENTRAL SPACE"**  
**"ASYLUM SEEKERS LEFT TO THEIR OWN DEVICES"**

**"TOO MANY HMO IN THE AREA"**

CATRIONA

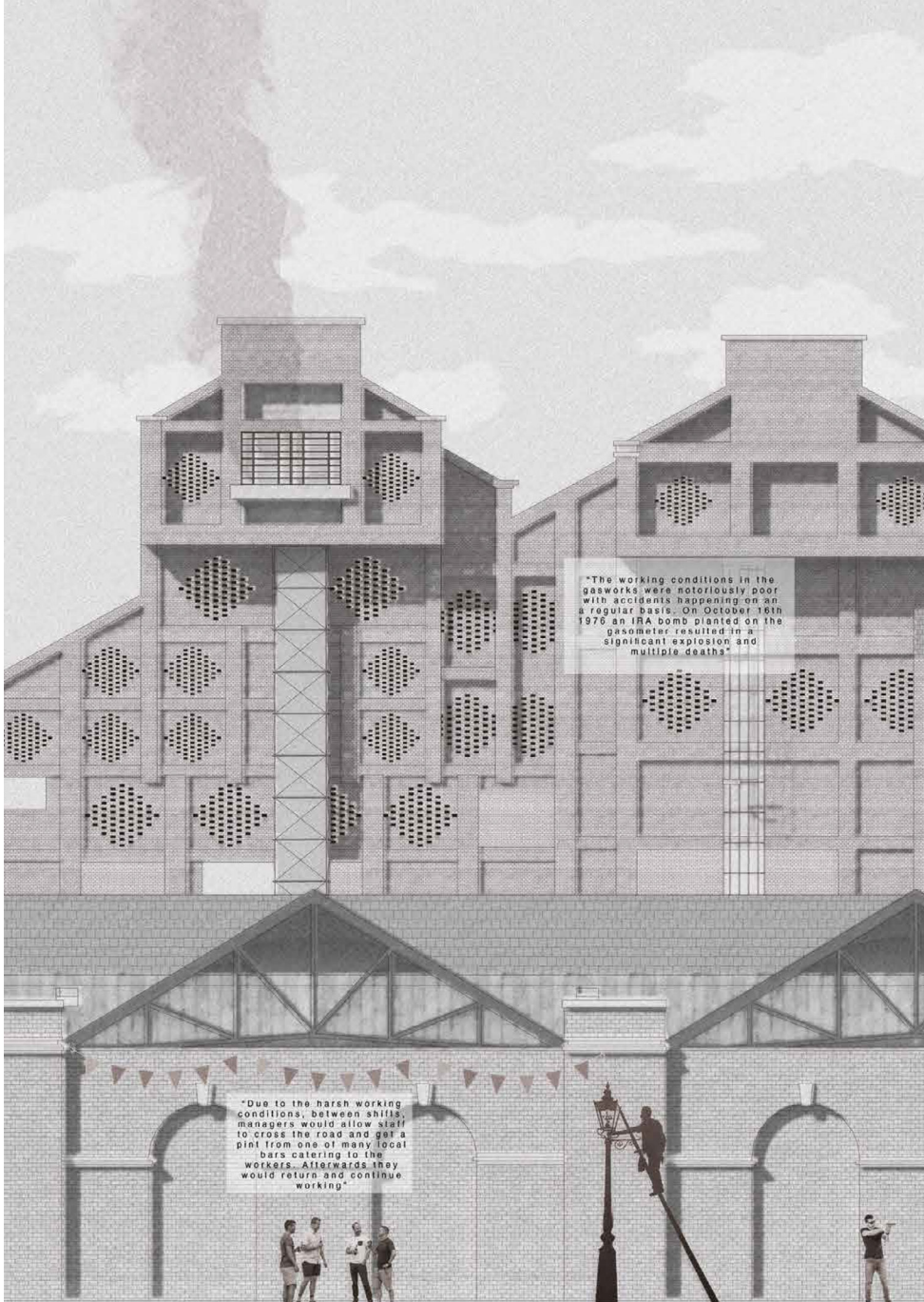


**TRUCK ART**  
 "The idea behind the art is more about truck art, which is a middle eastern style of artwork which we felt was fitting with the area. As it's only multicultural now, there are so many different people living in this place that's like a shared space now."

**CHATTY BENCH** "We have an outside space now where neighbours can sit together and feel like we are part of a community"

**ETHNOGRAPHY**

Through the course of the semester we engaged in a series of interviews with residents, business owners, community groups and other individuals connected to the Botanic Area. These studies allowed us to observe and immerse in the area to collate a rich body of research that provided a holistic insight into people's perceptions, behaviors and social interactions. This ethnographic research began through an interview with Brid Ruddy, a Holyland resident of 30 years. This interview led to mapping out key points of interest taken from the interview in relation to the route taken. Later interviews with residents were mapped out and layered to to compare conversations. These layering of data further helped affirm multiple sites within the neighbourhood into layering of familiar attachments.



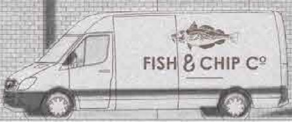
"The working conditions in the gasworks were notoriously poor with accidents happening on a regular basis. On October 16th 1976 an IRA bomb planted on the gasometer resulted in a significant explosion and multiple deaths."

"Due to the haren working conditions, between shifts, managers would allow staff to cross the road and get a pint from one of many local bars catering to the workers. Afterwards, they would return and continue working."

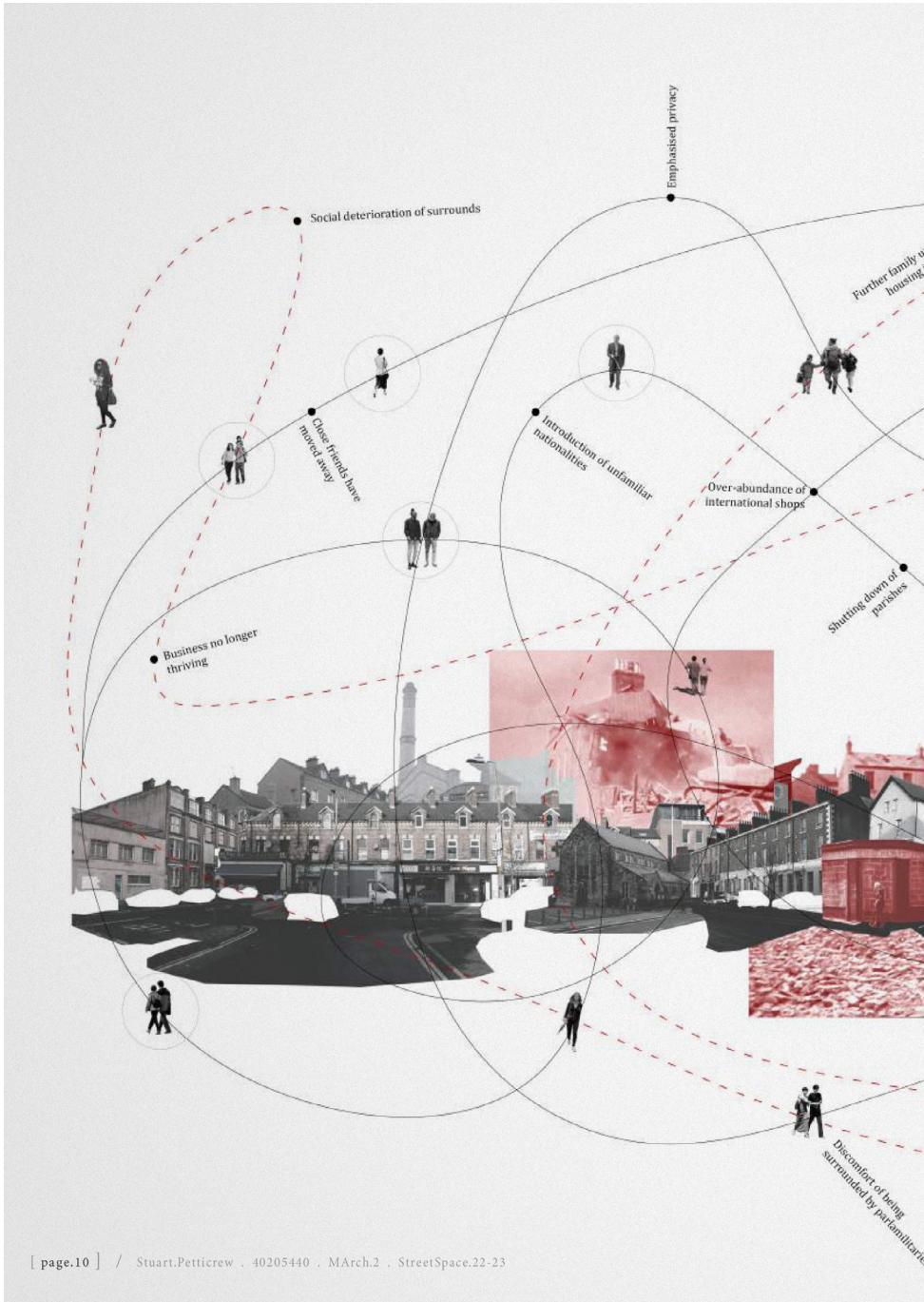
"Two employees while 'dossing' work barred the elevator shut and began to sunbathe on the roof. They were only caught due to a army helicopter flying overhead who subsequently contacted the police"



"On returning home one evening a gasworker employee's van was hijacked by a member of a unionist paramilitary wielding a gun. The man gave orders to drive to a fish and chip shop where he went inside, got food and ordered the man to bring him home"



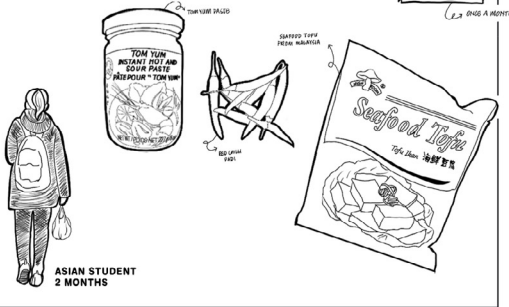
"At a certain point in time, Belfast was heavily reliant on gas where even gas refrigerators were a common appliance in home until oil ultimately destroyed the industry and the gasworks along with it"





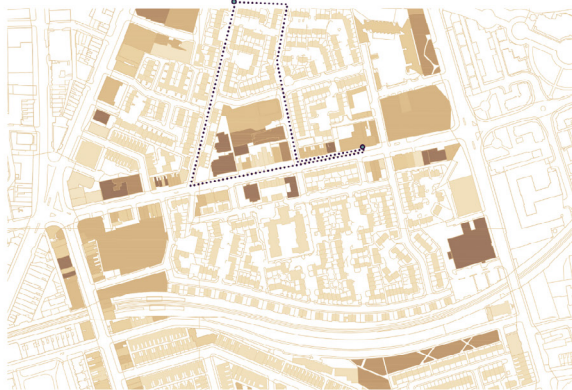
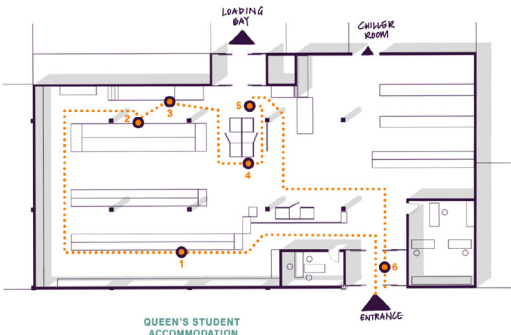
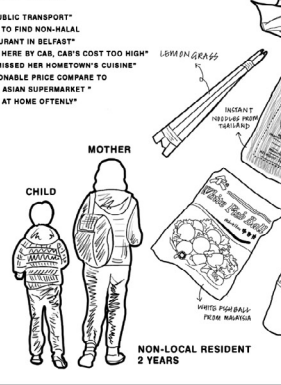
Sarah said:

- "LOCATED AT RURAL AREA"
- "DO NOT KNOW THE STORE IS EXIST"
- "WIDE RANGE OF ASIAN SAUCES"
- "FRIENDLY CUSTOMER SERVICES"
- "CLEAR PRICE AND NAME TAG FOR EACH ITEMS"

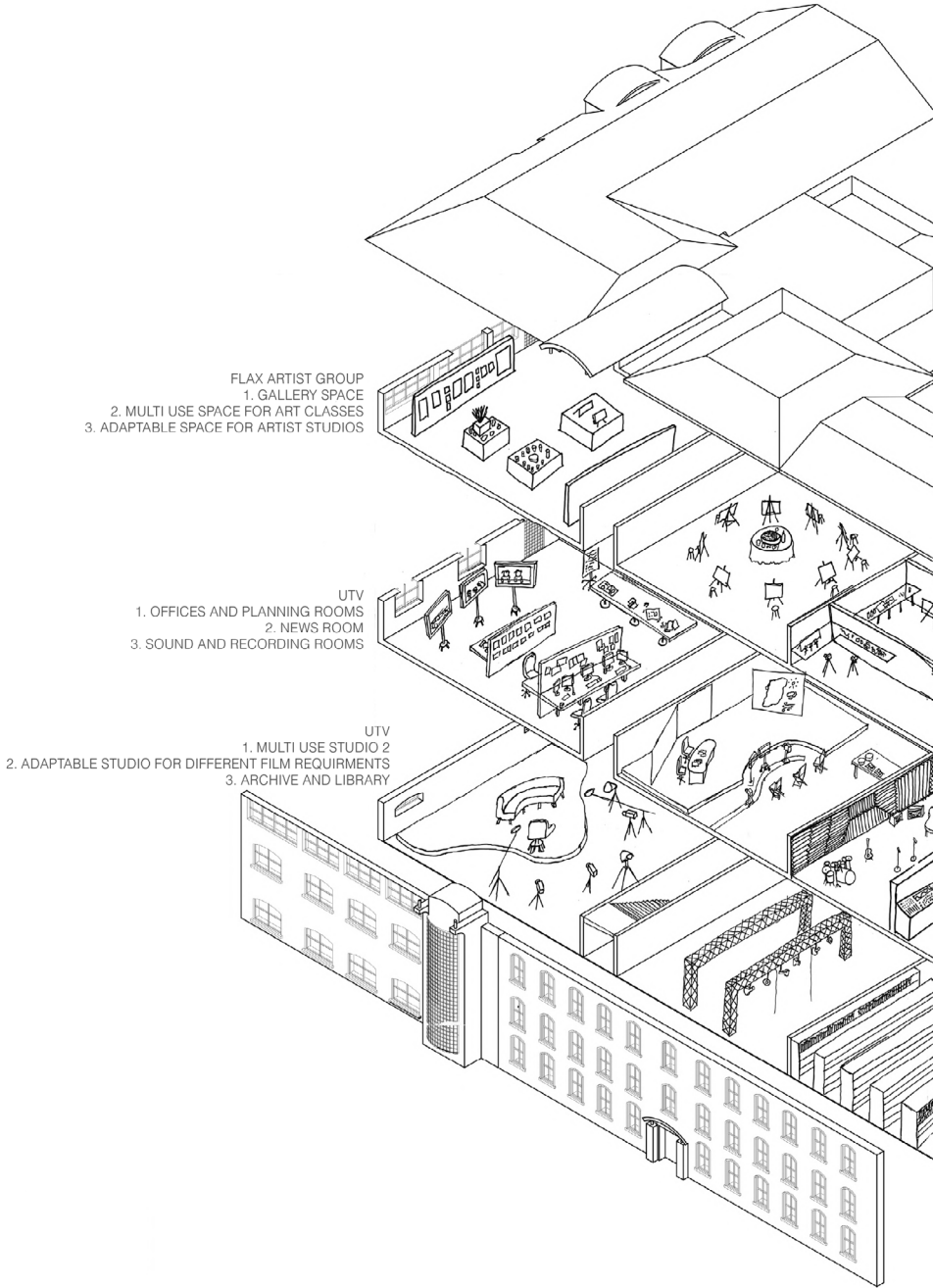


Farah said:

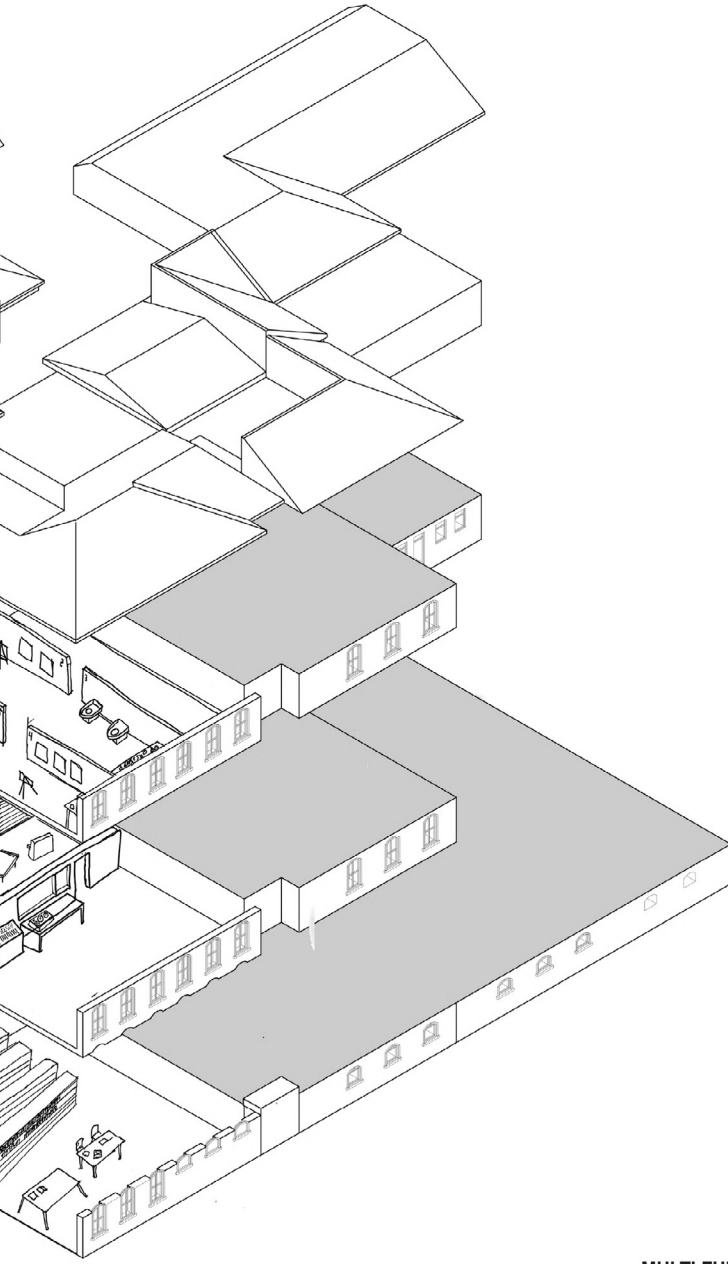
- "NO PUBLIC TRANSPORT"
- "HARD TO FIND NON-HALAL RESTAURANT IN BELFAS"
- "CAME HERE BY CAB, CAB'S COST TOO HIGH"
- "SHE MISSED HER HOMETOWN'S CUISINE"
- "REASONABLE PRICE COMPARE TO OTHER ASIAN SUPERMARKET"
- "COOK AT HOME OFTEN"











**MULTI FUNCTIONALITY OF THE  
HISTORIC FABRIC:**  
SKETCHING THE USES OF HAVLOCK HOUSE OVER  
THE LAST HALF CENTURY



*In the preliminary stages of the research of the site, Holylands and Donegall Pass I had the opportunity to speak with Peter McDonald, from Donegall Pass Community Forum. It was in this initial discussion that I was introduced to the various forms of education, training and skill sharing that was at the core of the forum. Furthermore, I was made aware of the lack of educational facilities, for the Donegall Pass residents since the 1960's. This gap in the neighbourhood has directly contributed to the high levels of deprivation.*

*I continued this line of research with the staff that oversee the education department in Donegall Pass Community Forum, Elaine Mansfield, Sandy Webb and Nicole King. This discussion furthered my interest in the subject of education in the neighbourhood or lack thereof. The education team made me aware of the fantastic work that has been done through the forum. However, they highlighted that once residents were successful in their qualifications they often moved on from the area. Therefore, this cycle ultimately continues to leave Donegall Pass in the same state of deprivation.*

*As part of the ethnography research I began to look back at the history of education in Donegall Pass. This brought me to the now derelict Belfast School of Music building. A building designed by Reginald Sharman Wilshire, following a number of primary schools around Belfast. Built between 1934-36 the school housed the McQuiston Memorial primary school until 1964 when it was taken over by the Belfast School of Music until 2009. I was fortunate enough to interview Ron McMurray, a former pupil at the McQuiston Memorial primary school. He recalled fond memories of his time at the primary school before it moved.*

*In a further attempt to understand the changes that have arisen in Donegall Pass I analysed the map of the area when the primary school first opened (1936) and the map of present day. Through this task it was evident that changes in the urban fabric have isolated areas in Donegall Pass. Additionally, photos given by Ron McMurray highlighted the difference in the relationship between the people, buildings and streets.*



**Comments from the interview:**

The community forum has seen the positive effects music can have on communities. Percussion instruments are an easy skill to learn and can bring people together – even if people don't speak the same language.



**Elaine Diamond**  
Development Manager

The training that has seen the highest success rate has been the beauty and watching qualifications. A skill that is in current high demand in current society.



**Sandy Walsh**  
Training and Education Coordinator

There are a variety of classes to help residents improve their English, maths and IT skills. These skills and qualification have helped residents progress to further education. However, the predominant by some students has left other students with nobody interests them.



**Nicole King**  
Training and Education Support Worker



**Comments from the interview:**

The use of fruit and vegetable growing has been adapted to education residents in healthy eating and well-being.

The community forum has put on events in the community garden to bring residents together in as a neutral space and possible. The residents are encouraged to feel free to speak openly in this space.

The community garden is run in a self-sufficient way to reduce cost and also have a positive environmental impact.



**Peter McDonald**  
Working background – Landscape Architect - activist for communities

Australia  
National Capital Planning Commission – green field work on small satellite towns

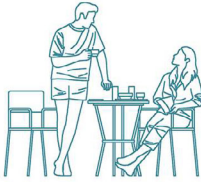
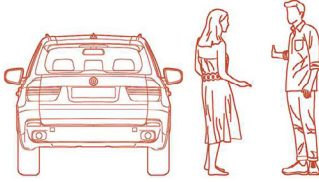
Northern Ireland  
Consultant for the Housing Executive  
Derrywhere NI  
Downpatrick Community Forum



*'This is however, neither an ethnography of shopping nor of consumerism as a pleasurable and readily purchasable mode of cultural exchange. It is a scrutiny of multilingual forms of communication on a multi-ethnic street, and of the modes of expression afforded within local spaces of work, convenience and leisure.'*



' Since we got the residents' parking we have reconnected with our neighbors for across the street. Before that everyone was parking their cars in their courtyards and that connection was lost '



' The big garden gives us great flexibility to customise and use our space according to our needs and preferences '



\* All the quotes are from our interview with Bronagh Hinds





*' The communal corridor gives us the opportunity to socialise with our neighbors and we often do barbeques or meet each other there '*



*' I used to live in one of the Botanic Court houses and those were some of the best years. The communal courtyard was great, we did gardening, partys, barbeques the kids were playing, I loved it '*



The houses of Botanic Court all share one communal courtyard / garden which creates a very strong sense of community and is ideal for neighborhood social events.

## botanic court

COMMUNAL COURTYARD

The houses of Rugby road combine the benefits of big private gardens for each residence as well as a communal corridor that runs through them and connects the neighbors.

## rugby road

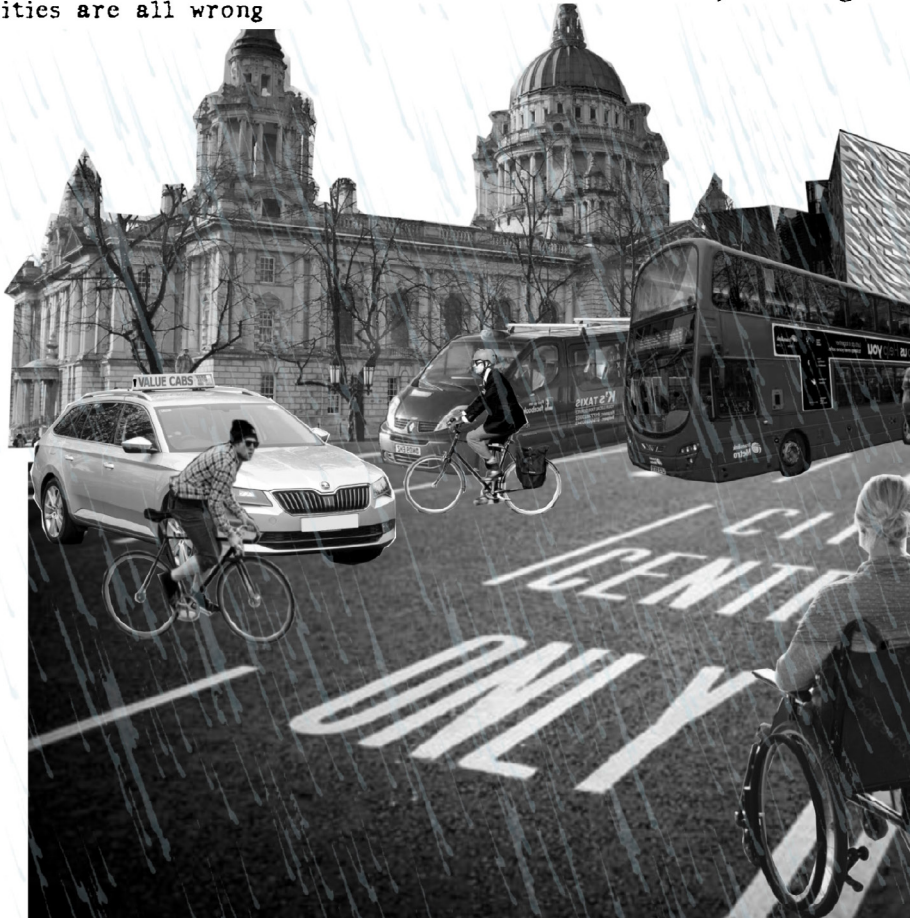
PRIVATE GARDENS & COMMUNAL CORRIDOR

" we always design to the minimum standard "

" people are "

" priorities are all wrong "

" we need to fix the way we design the "



" 20 percent of the Belfast population have a "



aren't the priority

the world, not disabled people

too car dependant

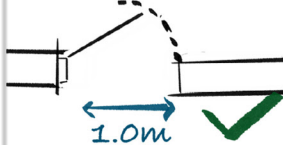
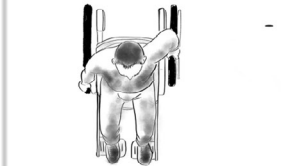
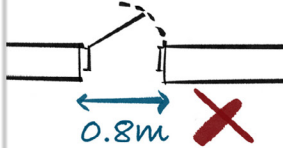
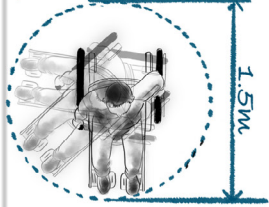


DISABILITY AND MOBILITY  
COLLAGE ON THE CITY OF BELFAST

disability

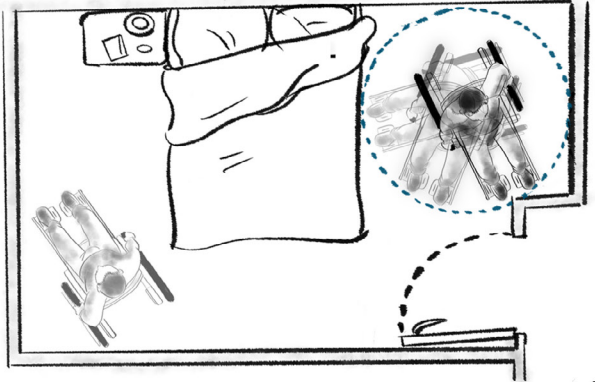
# Interventions to facilitate comfortable mobility using a wheelchair in the house

space to rotate with wheelchair

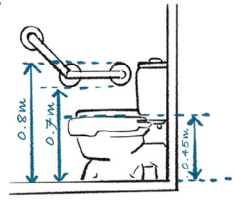
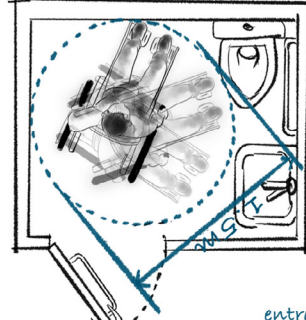


following Iris' routine for a day and observing her mobility challenges due to arthritis, following are the interventions that could make her living inside her current house less challenging, along with use of wheelchair

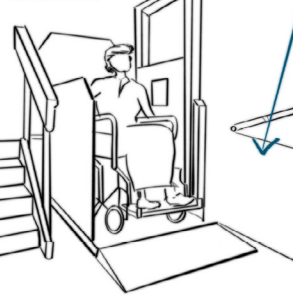
spatial planning of bedroom with wheelchair using



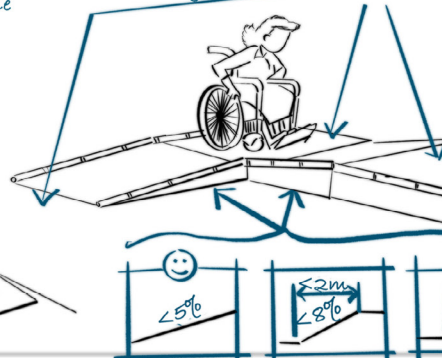
spatial planning for toilet and pot with wheelchair using



entrance ramp to tackle floor difference with wheelchair

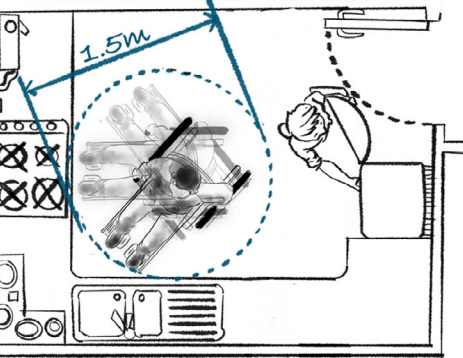


entrance ramp to facilitate unassisted wheelchair entry Landing

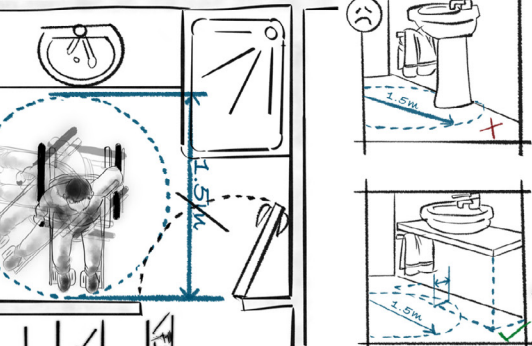


hydraulic lifts to move between floors with wheelchair

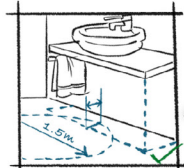
spatial planning of kitchen with wheelchair using



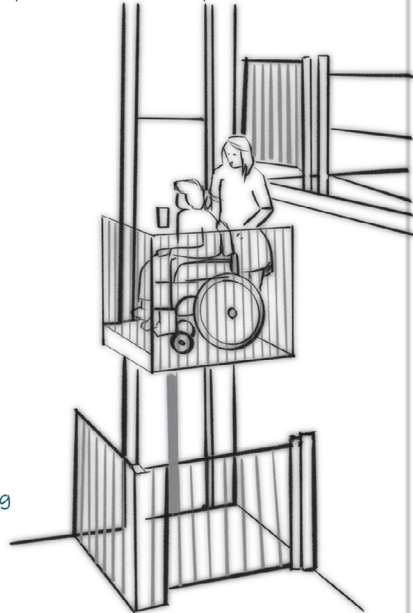
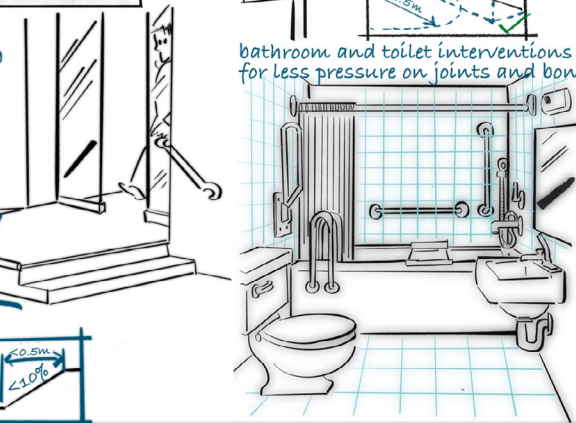
spatial planning for bathroom and basin with wheelchair using



cheaper and easy substitute for hydraulic lifts, requires no structural modifications

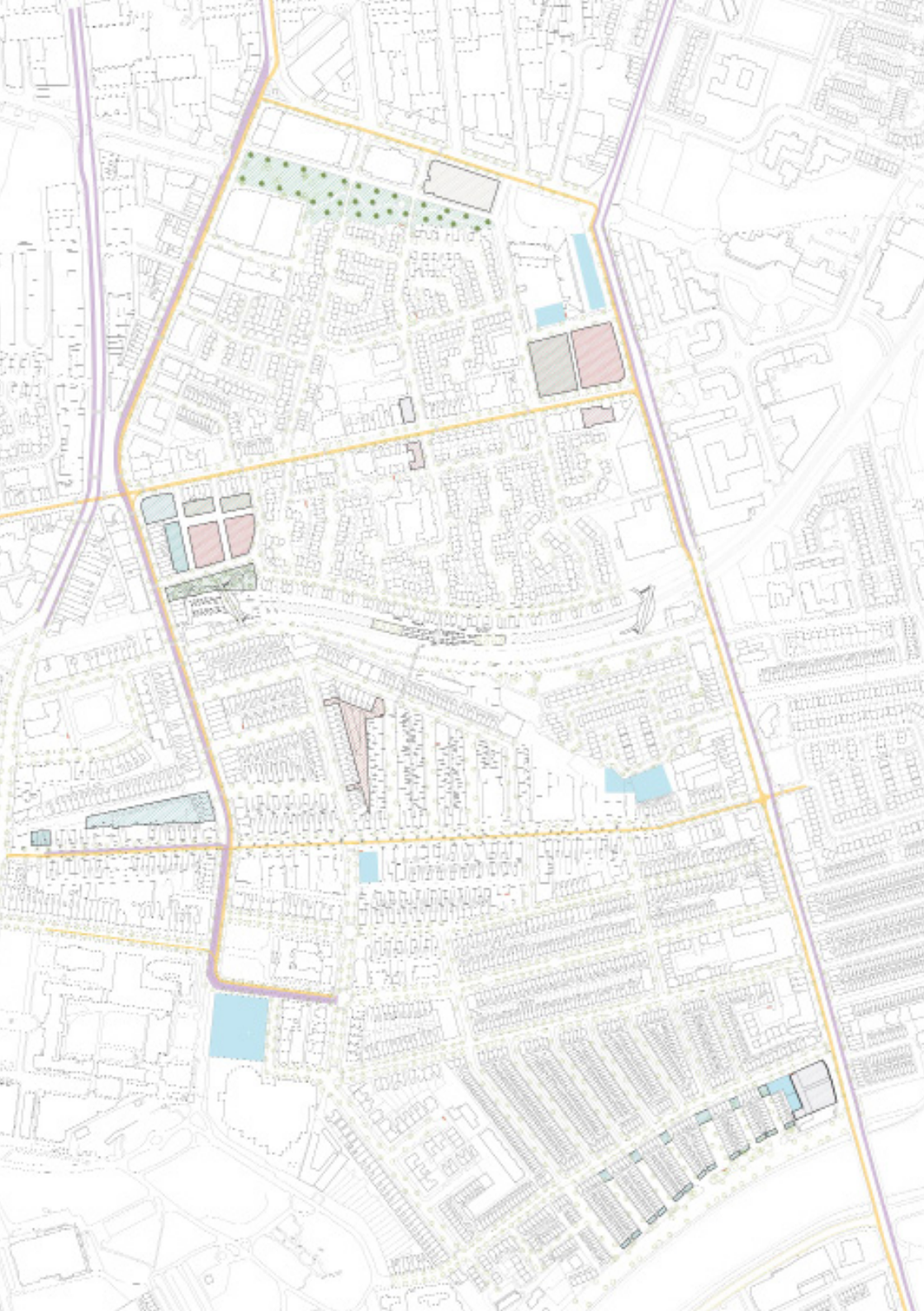


bathroom and toilet interventions for less pressure on joints and bones





# PROJECTS



*‘The street is space within the urban margin shared by newcomers and established residents that allows to explore practices of adaption. Sociologists would ask the question: Who is it that is most able to adapt?’, while a geographer or architect might ask, ‘In which spaces is adaption most likely to occur?’ These are questions that should not be separated.’*







This design project aims to explore how ecology can be used to enhance the built environment. My project aims to use the forgotten spaces of Belfast and regenerate them into more inviting and habitable spaces. I have focused my case study on the cul-de-sacs of Donegall Pass, specifically Pine Way, which was constructed during the 1960/1970s regeneration of the area. This focusses on 3 key spaces, alleyways, gardens, and streets. I created my own design guide influenced by the LTNs in London and the bicycle culture of the Netherlands. I used elements such as the installation of street trees, permeable paving and quality street furniture as well as pocket playparks inspired by the works of Aldo Van Eyck in Amsterdam. Strategic planting of native flora is incorporated to increase biodiversity, reduce the effects of climate change and benefit the mental and physical health of residents.

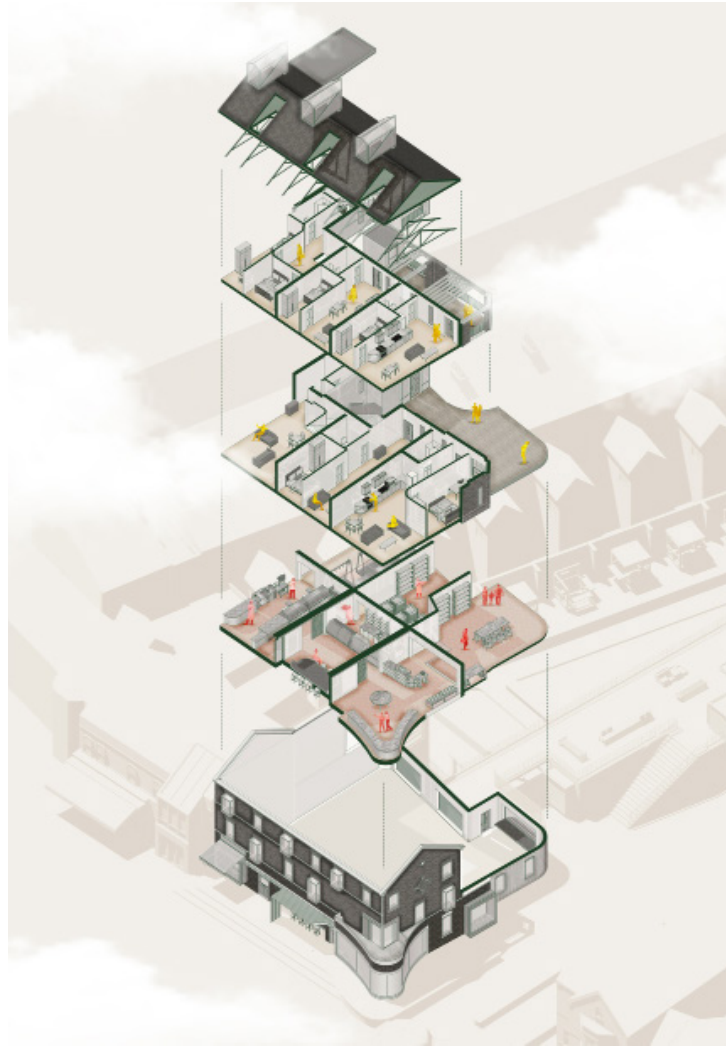
The industrial side of my site incorporates an apple distillery where local jobs and revenue can be generating. The tree nursery helps to support local tree planting, linking to wider schemes. A local shop can sell excess produce as well as locally sourced goods for the community. A café acts as a place of congregation and socialisation. The production and education of growing processes in the greenhouse and outdoor beds combined with the learning kitchen gives the community knowledge of practices they can incorporate in their homes, giving food security and access to local produce, reducing their carbon footprint.





### A Space For Life

Explore Urban Neighbourhood Space for Ageing in Donegall Pass. The scheme explores the potential of social/shared spaces in the Donegall Pass neighbourhood designed for all generations but with a focus on the elderly, formed from the culmination of ageing theory, ethnographic research and precedent studies.



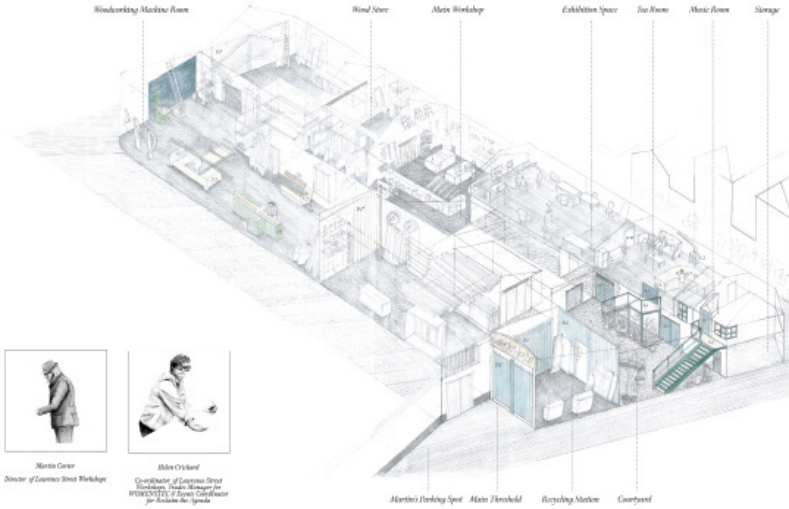


What is a 'High Street'; is it a place where people go shopping regularly, or is it a space where people meet for a specific occasion? This thesis is exploring what the high street once was, what it currently is, and what it needs to transform into to ensure its survival. After attaining rich bits of information and specific local knowledge around the area, it helped me build a line of inquiry, that then directly informed a design proposition. The specific high street I am basing the project around is Botanic Avenue.

The design I have proposed will start to treat and convey the various aspects of the high street beyond just retail. Zoning different spaces of the new programmatic street to give it a health diverseness that can appeal to the current broken community. The project will also analyse the current context to explore why the current individuals residing in Mount Charles and Botanic Avenue aren't present or remembered as much as the residents that once lived within the terrace housing – proposing a new way of 'loft living' among a more youthful demographic.

DOCUMENTATION OF THE EXISTING PROGRAMME

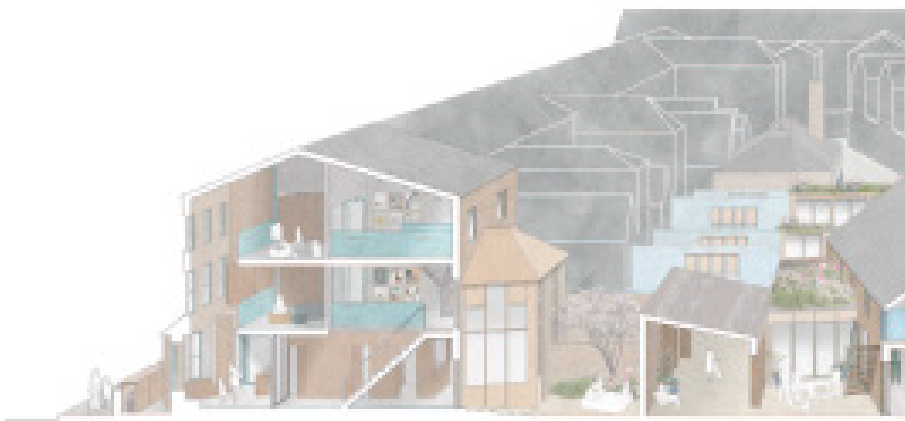
*Assessment originally shown at F&S, inspired by Steve and Patsy Slade*



**Martin Carter**  
Director of Learning Street Workshop



**Helen Cryanoff**  
Co-ordinator of Learning Street Workshop, Senior Manager for WORKSPACE, & Events Co-ordinator for Learning Street



## Building Workshop and exhibition Space For Women

What if the work of women in construction was given exposure? What if the courses offered in construction at the Belfast Met had another location in the Holylands or Donegal Pass, where women could learn a vocation together? The Belfast Met has a workshop for bricklaying, plumbing and construction. The works of students often stays within the walls of the workshops. If women could see other women build, this could empower more women to learn a vocational skill set and be set free from the mind set of low educational attainment.

## Lawrences Street Workshop Makers Visibility

The Lawrence Street workshops is home to a group of artists and craft producers, found in an old stable yard, hidden behind terraced housing in the Holylands. This workshop does not currently have active shopfront exhibition space to expose the work they do. Female artists, such as Claire Sampson, a sculptor, currently reside at Lawrence street. A shopfront is a simple and important way to expose production process and improve brand awareness, strengthen local cultural identities and potentially increase customers.





This project, located on the contentious site of 159-161 Donegall Pass, aims to renovate the former Donegall Pass church and build a new extension to become the new Textile Education Centre. The purpose of the building is to integrate the Donegall Pass community, immigrants and outsiders through art education in the form of traditional linen making, weaving, sewing and natural fabric dyeing workshops. On site, there is a permanent retail space for the sale of bespoke linens and an apartment for a resident weaver.







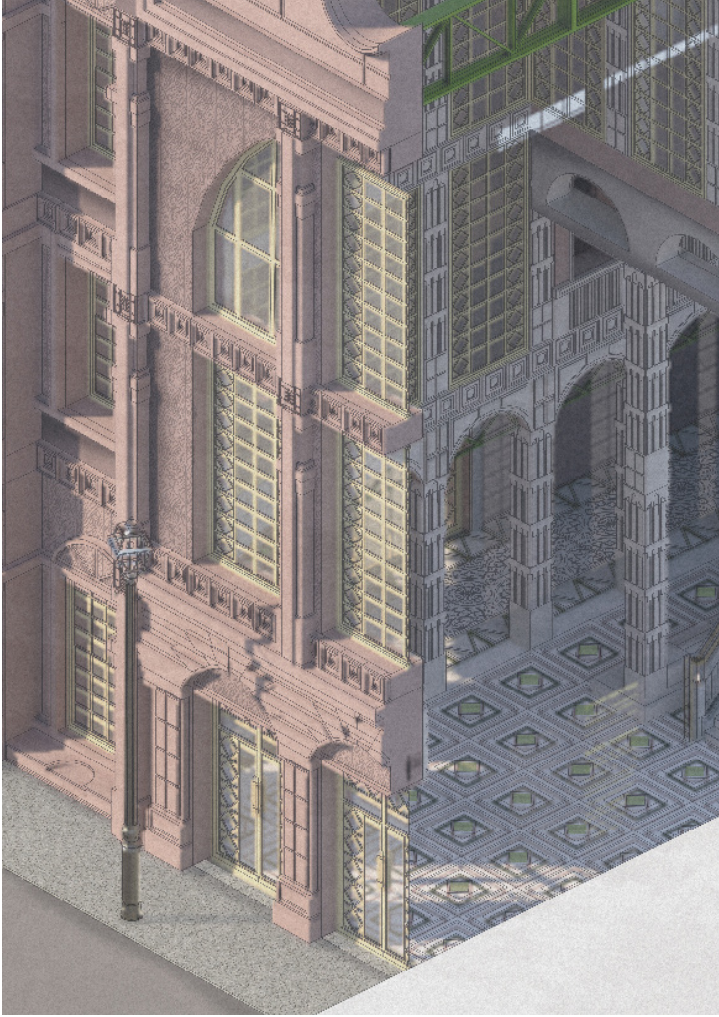
A VIEW OF THE BUILDING FROM THE NEWLY  
PEDESTRIANISED POSNETT STREET SITE.

A MOTHER AND CHILD WATCH KIDS PLAY ON  
THE STREET BY THE POCKET PARK FROM THEIR  
DINING ROOM WINDOW.  
A MAN HAS JUST EXITED THE BUILDING  
WHILST ANOTHER ENTERS VIA THE SLIDING  
DOOR OF THE BIKE SHED, FROM WHERE HE  
CAN CONTINUE DIRECTLY THROUGH TO THE  
INTERIOR COURTYARD.  
MEANWHILE, TWO MEN GREET EACH OTHER ON  
THEIR BIKES SUPPLIED BY THE BIKE PROJECT.

## 'Dignity for the Displaced'

The project is one of urban regeneration, combining sheltered housing for the homeless and a community centre which acts as an extension of the facilities offered at the existing Donegall Pass Community Forum, situated on the corner of the opposite end of Donegall Pass. The project stems from research into the inadequate contingency accommodation provided for the growing numbers of asylum seekers in Belfast. The existing accommodation is in breach of a number of human rights, encompassing issues of dignity, autonomy and spatial injustice. Neither the sheltered housing nor the community centre will discriminate in who it welcomes, so it will act as a soft cushion of acceptance and integration most notably for vulnerable, isolated or marginalised members of society and those who have had to flee the volatile environments in their home countries. Temporary housing is an increasingly in-demand model due to the rising numbers of climate refugees across the world. It is predicted that there could be 1.2 billion refugees by 2050.







The thesis aims to look at how ornamentation through forms of representation can be used to dissolve the lines of exclusivity. This is in line with the teachings of Semper and his notions on the façade and its importance as a representational device for people to understand a building.

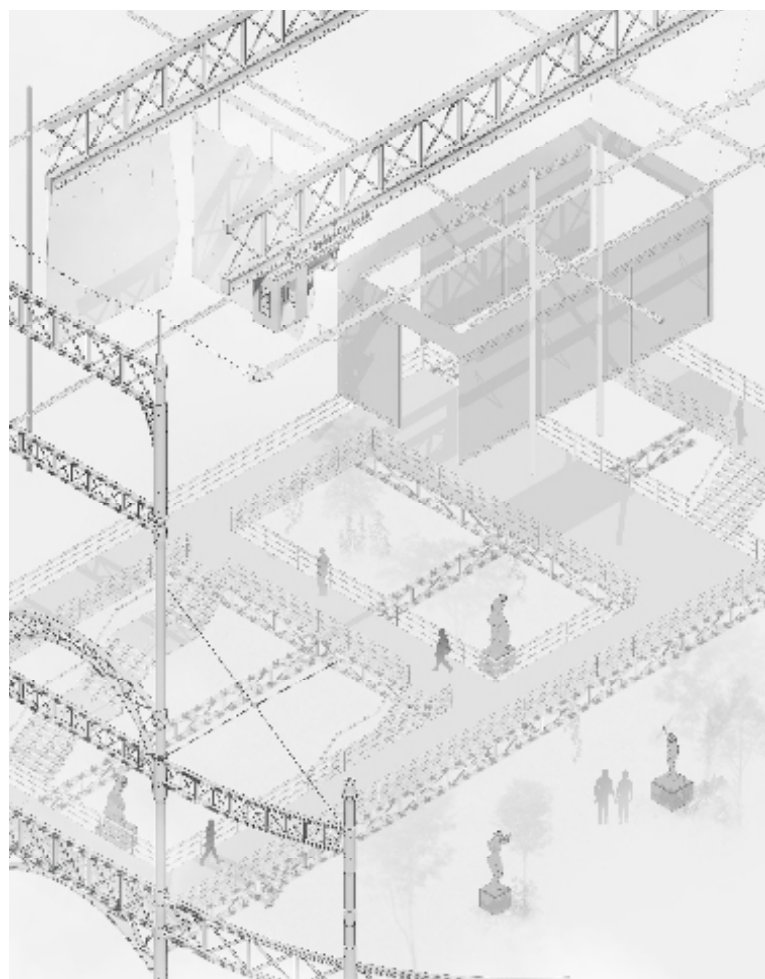
In order to make ornamentation that has no associations to certain classes the aim is to look at the idea of non-figural forms of representation which will allow for a range of different interpretations based on the individual.

The project site is on the Ormeau Avenue, in the historical linen quarter as through the pre-design process the Donegall Pass housing cul-de-sacs interested me with their disconnection from the surrounding areas and the city centre. The industrial heritage of the Linen quarter and Belfast as a whole played an important role in the project as the decrease in industry left many working class demographics out of work especially the closure of the gasworks on the Ormeau Road. The aim of the project was to introduce a series of new workshops which included; masonry, carpentry, metalworks, textiles and ceramics with retail facilities provided in order to reinforce the creation of a local cyclical economy which benefits the community.

Connecting people in ways which has never before been possible lies as an overarching opportunity for the incoming Fourth Industrial Revolution. While communities in some areas of certain cities have become fragmented within themselves, virtual connections have already started to emerge and will of course continue to do so at a rising rate.

This project looks at the role architecture has played on past industrial revolutions and begins to question the essential functions it can begin to hold when facilitating innovation through this period of unknown. A potential lies in experimental architecture as it can inspire spaces that allow for the equitable distribution of technology and access to virtual connections to create a more cohesive community through technology.









Food is essential for everyone. Every culture have their own unqiness in their cuisines. By going through the process of food production, a bridge is form that links the group of different ethnics together.

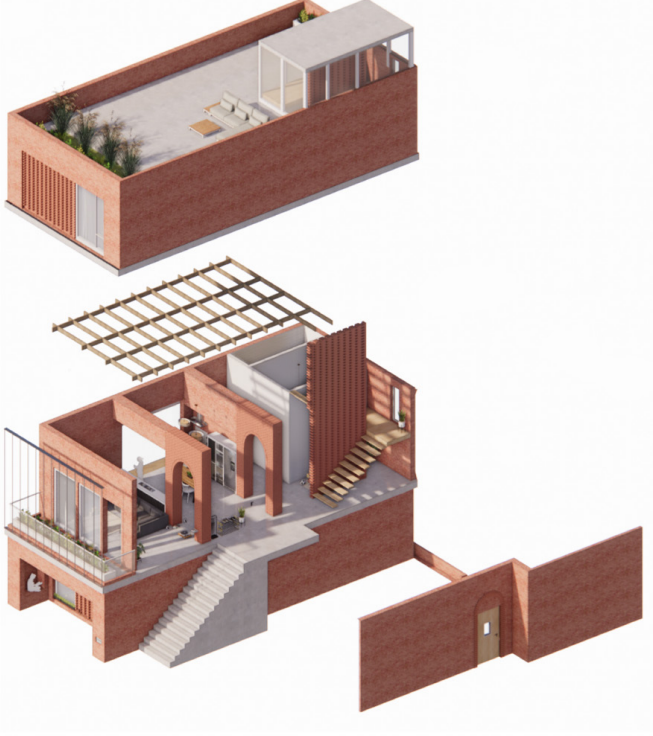
On the other hand, the intention of this proposed project to improve the circular economy and food insecurity in Belfast as well as enchancing sense of community by respecting and appreciating different cultures - a place for all 'home'.





My proposal for Havelock House is an alternative to a current proposal submitted which involves demolition of the entire site, and a modern, privately owned, apartment block constructed in its place. I propose to retain the historic element of Havelock House, which was constructed in the 1860's, and allocate massing elements on the site in the place of the rest of Havelock House, which was a renovation to the existing building in the 1980's. The adaptive reuse of the building will contain a large central atrium with gallery and café space, which opens into the two wings of the building containing adaptable film studio spaces, clay workshop along with other teaching rooms for art classes and artist studios along the top floor. This reinstates the uses of Havelock House in the past, which was UTV headquarters for 5 decades, then was adapted to be a space for artists from 2018. The site will contain public routes from the Ormeau Road, through the site and into an existing housing development off the Donegal Pass, adding townhouses to be allocated to families in need for social housing and public spaces for use by all.







**Comfortable and accessible residential homes are proposed on the ground floor for people with mobility disabilities such as wheelchair users. A medical centre is proposed to improve accessibility to healthcare for people who are vulnerable.**

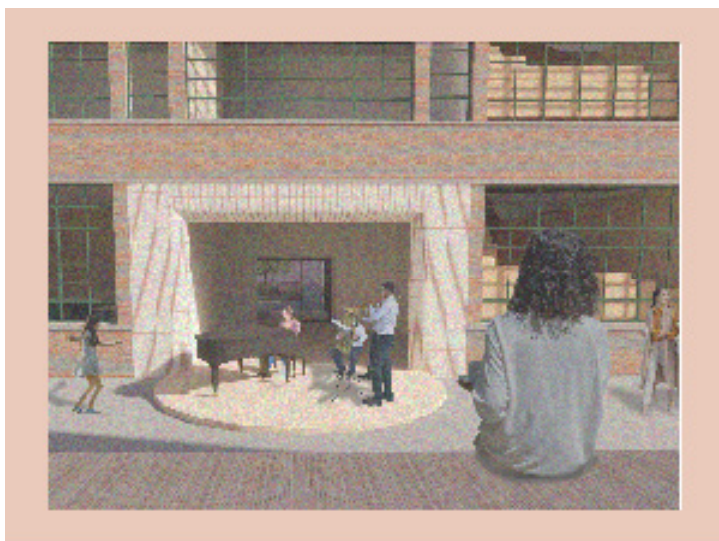
**The key strategies are:**

- Removing the 'step' in ground floor housing.**
- Designing spacious rooms for comfortable turning points.**
- Removal of doors to create better circulation.**



The proposal is to adapt the derelict Belfast school of Music Building and re-establish it as a Music School. The aim is to provide the Donegall Pass neighbourhood with a more integrated creative space that provides the residents and wider community with opportunity to learn and connect through music. This aligns with objectives of the Donegall Pass Community Forum.

The approach I took to redesigning this existing building was to retain a large proportion of the external building and any alterations are made clear by contrasting materials. This is to ensure the existing work of R.S Wilshere can still be recognised and celebrated. While the adaptations of the building reflect a point of change for the building and community.



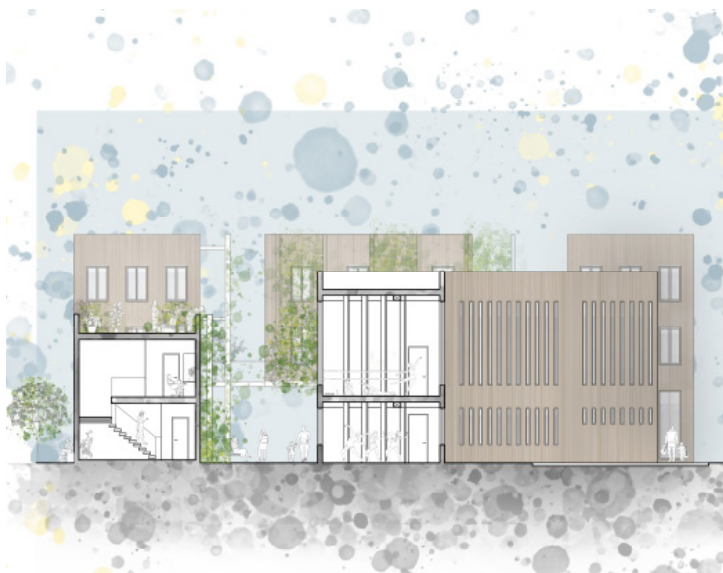




The Proposal was to collaborate with other MArch 1s and choose Posnett Street Carpark as our collective site. The aim was to repurpose this site since its existing use was primarily a place for people who weren't from the area to park their cars during the day. Based on my anthropological focus during the first semester, I chose to focus on young families and children. My Brief was to create a new SureStart centre that acts as a hub for children and young families to play, be educated and socialise. This new learning facility will include support services, playrooms, classrooms and multi functional spaces for children. The project will also include a small library, a cafe, a community bike store and provide three new townhouse units.







The architectural project centres around the concept of dance, light, and outdoor space, with the aim of creating a vibrant community space that fosters creativity, movement, and socialization. The project comprises four distinct elements: a dance shop, a dance school, a coffee shop, and five duplex dwellings. The outdoor space is an integral part of the architectural project, featuring a spacious courtyard that connects all the different elements of the project. The courtyard is designed to be a vibrant and dynamic space, with an emphasis on natural materials and greenery. The space features a variety of seating areas, including benches, loungers, and tables, providing an ideal place for visitors to relax and enjoy the beautiful surroundings.





The proposed scheme of residential apartments on the chosen site centres on housing needs for wheelchair users and comfortable living. The spatial arrangements inside targets mobility issues learnt through interviews in first semester. Selection of sustainable materials like timber and white brick cladding is also done keeping in view of the look of it. The light and natural brick and timber structure, give an essence of nature. The large paned tapered doors and windows direct plenty of sunlight into the spaces. Inside, each of the flats has a tall ceiling of 2.6m and heightened glazed balcony doors create bright and spacious homes.



*'Social activities occur spontaneously, as a direct consequence of people moving about and being in the same spaces.'*

*Jan Gehl, 1971*

## **Brief bibliography**

Barton, H. & Tsourou, C. 2000, *Healthy Urban Planning – A WHO Guide to Planning for People*, London: E&FN Spon

Degan, M, 2012, *The sensory experiencing of urban design: the role of walking and perceptual memory*, *Urban Studies*, ISSN 1360-063X, available at <http://oro.open.ac.uk/33696/> accessed 18/05/23

Gehl, J, 1971, *Life between buildings: Using public space*, Copenhagen: Danish Architectural

Hall, S, 2012, *City, Street and Citizen: The Measure of the Ordinary*, London: Routledge

Hubbard, P, 2017, *The Battle for the High Street: Retail Gentrification, Class and Disgust*, London: Palgrave Macmillan

Jacobs, J, 1961, *The Death and Life of Great American Cities*, New York: Random House

Joyce, J, 1920, 'Ulysses', Johnson, J. (ed.). 2008, Oxford: Oxford University Press

Jürgenhake, B, 2014, *The Façade – A Reflection on the Change of the Public Sphere*

Kahn, L, 1971, *The Room, the Street and Human Agreement*, *En AIA Journal*, No. 3, pp. 33-34

Lynch, K, 1960, *The Image of the City*, Boston: MIT Press

Murphy, E, 2016, *Houses in Multiple Occupation Bill*, Northern Ireland Assembly Press



