



## MARKET COMMUNITY WORKSHOP

23-24 June 2022

StreetSpace is a research and teaching project in the School of Architecture at Queen's University Belfast. StreetSpace works in collaboration with academia, government and local communities to analyse streets and fulfil their potential to be people-centred, accessible and inclusive public places.

The project investigates the significance of local mixed streets through their urban form, histories and experiences. It establishes links with other disciplines and seeks to enable the dialogue between academia, policy and the public through the organisation of local workshops, symposia and exhibitions.

This year, Masters of Architecture students worked on the area of the Market in Belfast to understand the significance and value of its streets and people, and deal with the problems and potentials of vacancy, dereliction and density, especially focusing on future housing and mixed use potential of the neighbourhood. We collaborated with the Department for Communities and Belfast City Council regeneration and housing teams to highlight the priorities for these areas and deal with real possibilities of regeneration and transformation while respecting the existing social and physical fabric of the streets studied.



Architecture at  
Queen's



MARKET  
DEVELOPMENT  
ASSOCIATION  
BY FRANCHISE CENTRE



Department for

Communities

An Roinn

Pobal

Department for

Communities

**Project coordinators**

Dr Agustina Martire  
Dr Aisling Rusk

**Maps Design**

StreetSpace Studio  
Dr Agustina Martire  
Anna McCarthy  
Kayleigh Colgan

**Sponsor**

Department for Communities

**Partners**

Market Development Association  
Belfast City Council

**Collaborators**

Brendan Murtagh - Professor of Planning  
Fionntan Hargey - Market Development Association  
Birgit Hausleitner - TU Delft  
James Hennessey - Paul Hogarth  
Suzanne Garrett - Paul Hogarth  
Joanna McMinn - Belfast Cohousing  
Sara Lewis - Belfast City Council  
Sabine Kalke - Belfast City Council  
Ciaran Donnelly - Department for Communities  
Kieran Devlin - Department for Communities  
The Market Community

**MArch Students**

Rhys Carson  
Kayleigh Colgan  
Matthew Crowe  
Rocky Jiang  
Anna McCarthy  
Daniel McCorry  
Clarissa Moore  
Sharley Piu Zie Chong  
Lois Chan Mei Xing  
Mohammad Gholami  
Dhiraj Reddy Jaddu  
Gabriela Kacprzyk  
Frankie Logan

**Schedule*****Thursday 23 June***

9.00 – Registration  
9.30 – Launch  
9.45 – Introduction - Agustina Martire (QUB)  
9.55 – 7 minute presentations

Joanna McMinn - cooperative housing

Brendan Murtagh - asset based development

Ciara Hickey - artists in neighbourhoods

Aisling Rusk - architects in communities

11.00 – Walkabout

12.00 noon – organisation of groups and brief discussion

5 groups – 5 maps

-Housing  
-Children  
-Culture  
-Public space  
-Work and industry

1.00pm – lunch – catering

2.00pm – 4.00pm – work

***Friday 24 June***

9.00am – 12.00 – work – finish maps and drawings

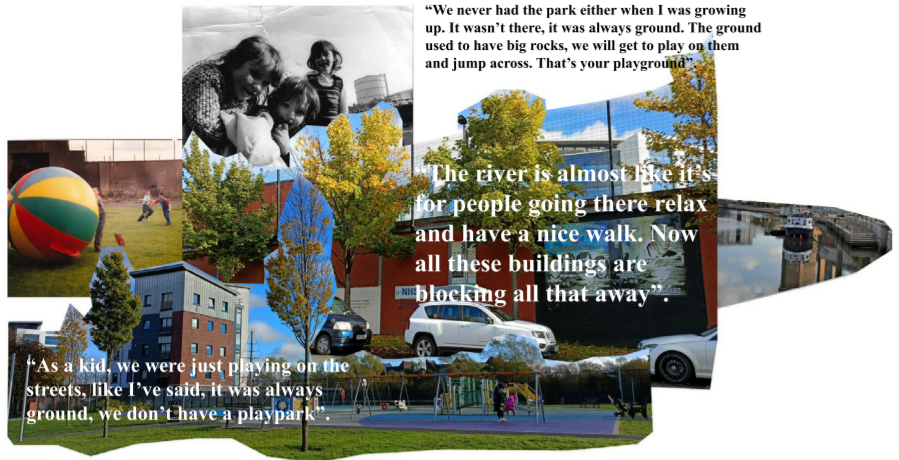
1.00pm – Lunch

3.00pm - each group presents

4.30 - ends

# Children THE MARKET

STREET SPACE

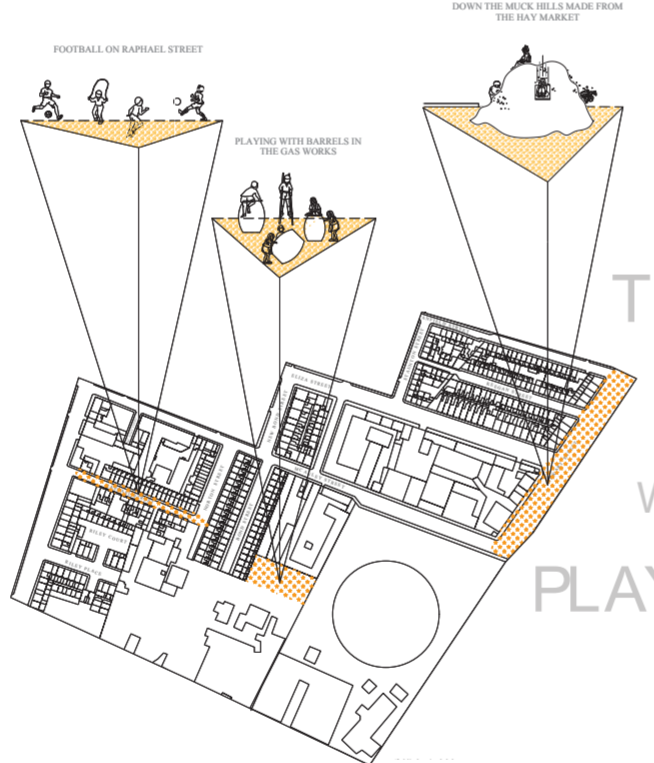


*'Lively sidewalks have positive aspects for city children's play too, and these are at least as important as safety and protection.'* (Jane Jacobs, 1961)

Inner city communities are not complete without children. City life is vibrant, full of energy and activity. However, without proper consideration for children and teenagers, the city is consciously neglecting and excluding a vital proportion of the population. Our cities must cater for a diverse and extensive population of people of all abilities and ages.

When considering the Markets, it is our responsibility to reflect and think about what kind of spaces we want our youth to be living in. Are playgrounds with barriers the best solution? Would the city benefit for a more holistic design approach to play in the city? Are the amenities in the Markets enough for the young people currently residing in the area? It is our duty to create a vision for the spaces for children in the Markets. These visions should be facilitating as much activity throughout the Markets as possible. This can in turn create a stronger sense of community within the Markets area.

*'We decided to run a drawing workshop with P7's as we had not had the opportunity to speak to many children yet. We asked the children to put their 'architect hats' on and think about what would they like to build in the Markets. The students were extremely open and excited to talk about what they were hoping to build in the Markets and why. The ideas ranged from a hotel with a bungee jump on the roof to new houses and shops to libraries to sports pitches. It really showed how aware they are of the needs of the community as well as their own'* Anna McCarthy, architecture student



THE  
STREETS  
WERE OUR  
PLAYGROUND

-Paddy Lynn - Former Market resident



Parking by Day in The Markets



Parking by Night in The Markets



Map of The Markets based on the 'Eyes on the Street' by Jane Jacobs, 1961, showing the areas with significant and minimal levels of passive surveillance.

**BARREL CRAFTS**

Artisan crafts from whiskey barrels, made in Ireland

**YAK SHAK**

A unique handmade felt and hemp range made in Nepal, wall hangings, scarves, Himalayan shawls, cotton bags

**LITTLE SALTY SEAHORSE**

Sea glass jewellery and wall jewellery all handmade with sea glass sourced from beaches in County Down and County Antrim. All pieces are unique, environmentally-friendly objects of beauty with a sense of local history

**TOP FLOOR ART**

Original watercolours, acrylics and oils by Stephen McClean with a Northern Irish flavour. Map butterflies, time bugs and quirky textiles by Emma Whitehead

**POLENIA**

Handmade scarfs and accessories

**COUNTRY CRAFTS**

Hand-painted stone paperweights including Celtic designs, shell craft, clay, fabric, bead and glass products

**GAIL GILMORE**

Handmade, personalised gifts for babies, weddings or birthdays. Imprints can be taken and made into a decorative plaque

**BELFAST BOOKSHOP**

Books on Irish history, military history and classic novels

**KILN ORMED GLASS**

Handcrafts made in Belfast

**MULLIGAN'S IRISH GIFTS**

Irish gifts

**CORNUCOPIA JEWELLERY**

Handcrafted jewellery and gifts made with semi-precious stones and crystals, including necklaces, pendants, bracelets, earrings, rings, cufflinks, bookmarks, keyrings and crystal products



**ST GEORGE'S MARKET**



Eimear Hargey

Open and welcoming community

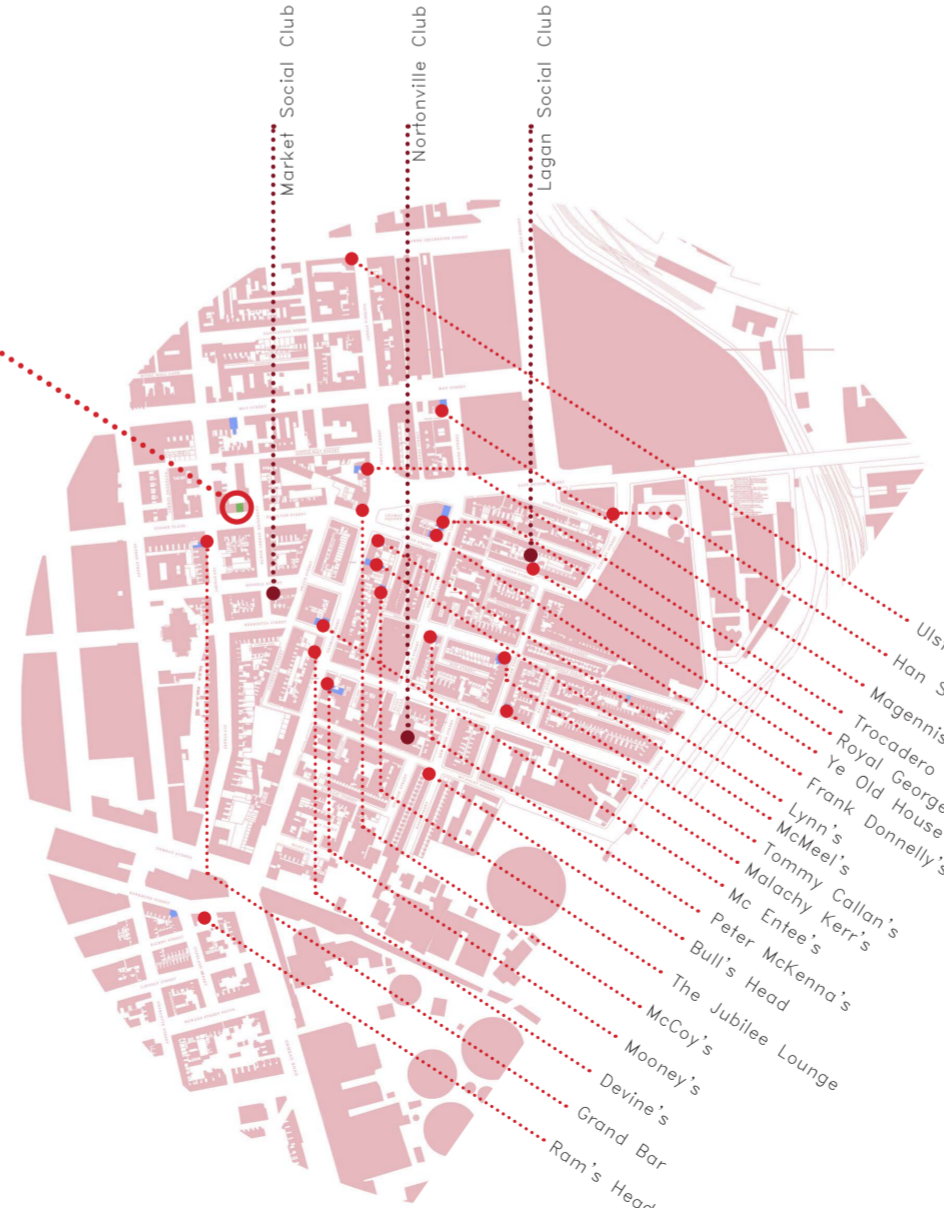
*Throughout history, the built environment has stood as a representation of society, reflecting the values, successes, and eventual downfall of civilizations over time. From the monumental structures to the residences and buildings that make up the fabric of a city, we can learn a lot about who the people were who inhabited them long before our time. By studying the built environment of the past, combined with modern-day research on psychology and the environment, we're coming to understand the effects of architecture on people in entirely new ways, which begs the question: Just how does built environment impact society? (Luce, 2019)*

A city is made up a myriad of buildings that vary in scale, age and function. These varied elements are what make a city attractive and enable it to thrive. Without these fundamentals, the culture of an urban environment risks being lost. Thus posing the question; what creates sense of place? Is it the people? The buildings perhaps? Or is it being able to see the city evolve, old elements sitting alongside the new?

While the culture within the Markets has changed somewhat since the redevelopment in the 1980's, it is certainly not lost. How will the culture of the community be preserved? Is this through preservation of the remaining original buildings within the area? Is it through ensuring infrastructure is maintained to showcase and share the stories of times gone by? Or, is it possibly a more economical issue, ensuring families in the area are able to stay in the area, thus further promoting a sense of pride in being from the Markets? There is a strong sense of identity and image associated with being from the Markets, this pride in the community is rare to find particularly within a city and important that it is preserved and protected if the Markets is to survive.

*'The Market was a village of its own' Mairead Dalton, a Markets resident*

- The Fiesta Ballroom: Continued Community Role 33 Hamilton Street
- Pre 1954 - The site of American/British Air raid shelters during WW2.
- 1954 - The Fiesta Ballroom is opened featuring Mood altered lighting to suit the music played as well as elevated seating areas to the side. 'Years ahead of its time' in the words of one former market resident.
- 1970 - As trends changed, and dancehalls fall out of fashion, the Fiesta dwindled in significance, unsuccessfully rebranding as a 'disco-like' venue.
- 1971 - Destroyed in a bombing effort from the IRA attack on the neighbouring paint supply shop Edmunds & Hill.
- 1970's - The site is cleared and a community centre by the name of 'SilverTops' is opened. It is now a multi-purpose space, hosting boxing events, Irish dancing and sports.
- 1986 - The site is cleared once again, replaced by the Telephone Building Carpark and out-building.



Social Clubs and Pubs in Belfast in the 1960's.



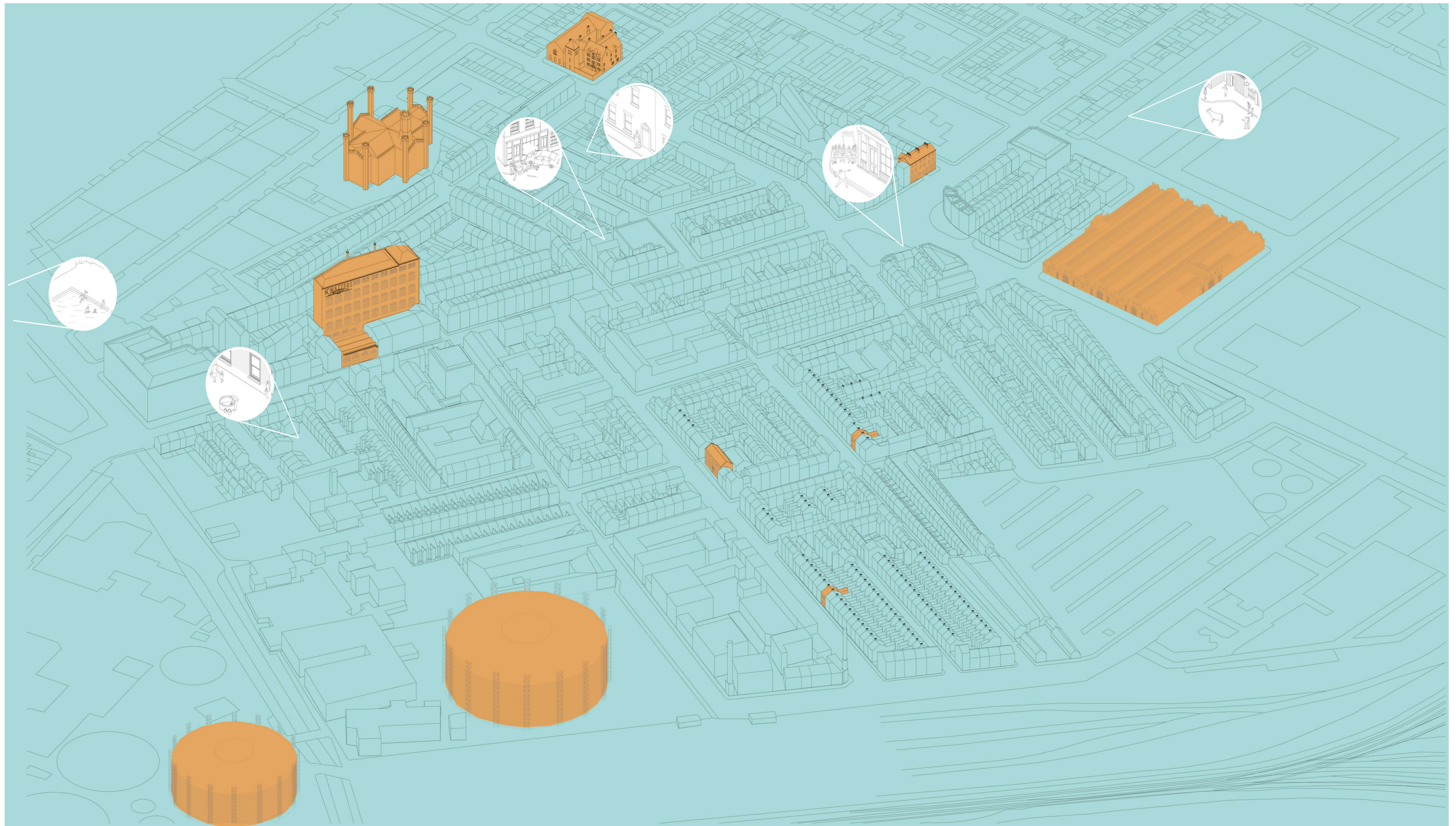
Integrated communities and previous social spaces



**Culture**

THE MARKET







1963 Plan of Markets Area



1968 B-Plan of Markets Area

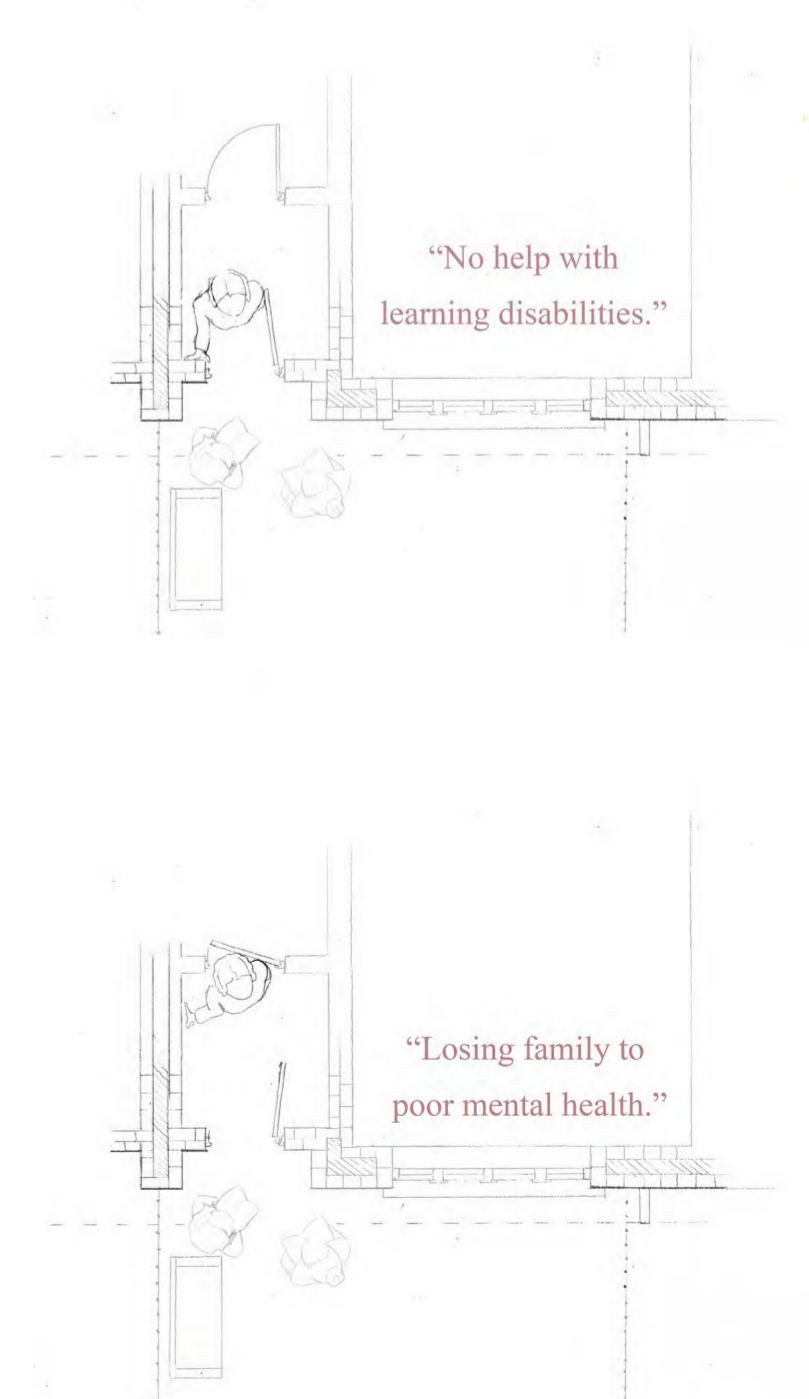
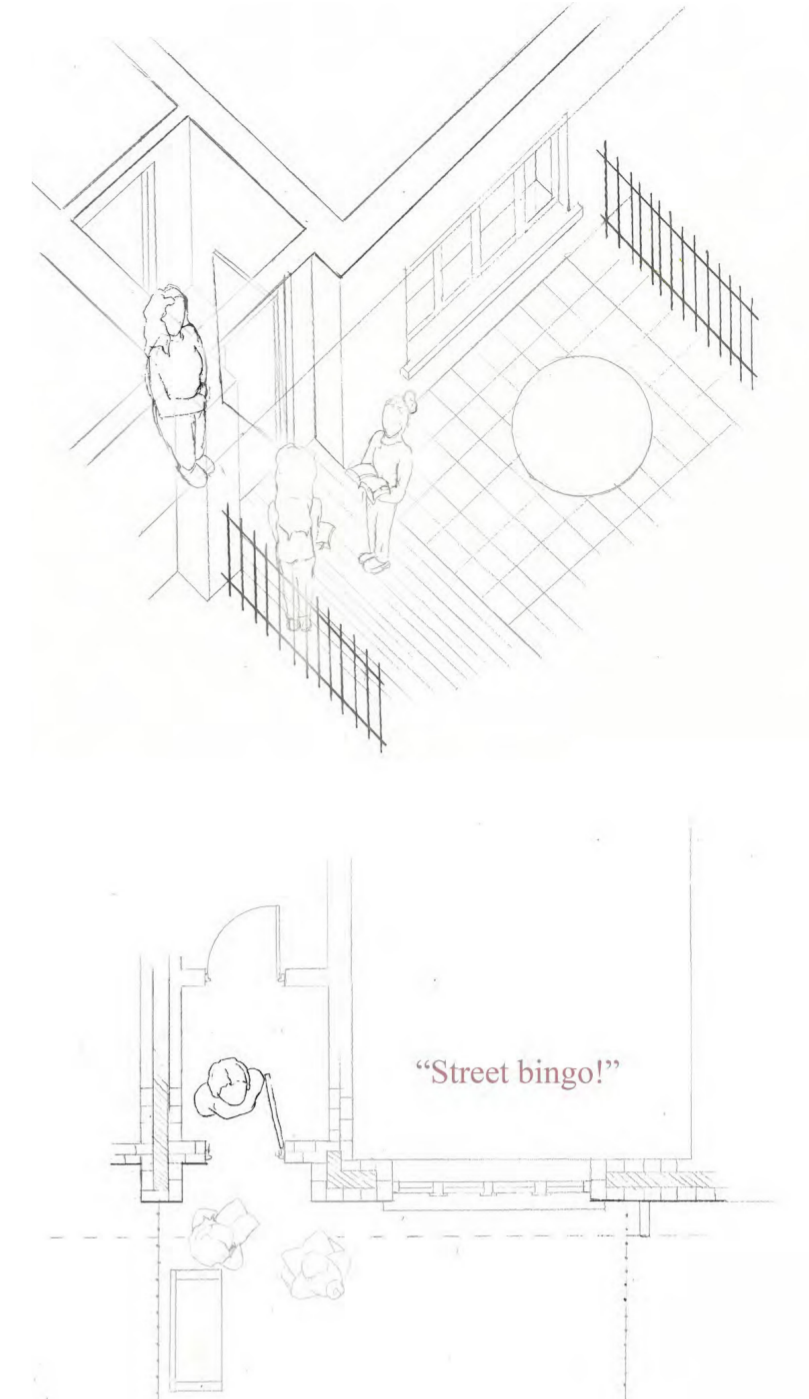


1974 Cliff Moughten Plan of Markets Area



2021 Plan of Markets Area

Proposed development plans for the Markets through the decades



A conversation with a community member in their porch

*'Many people were at first thankful to move into these bright new flats with all mod. cons.; but by degrees, the disadvantages became apparent. Close-knit communities were broken up in the process of clearance; the new blocks were profoundly unsatisfactory for children, lifts, refuse chutes and shared areas fell easy prey to vandalism; worst of all, unsuspected structural faults came to light by degrees, and 'cold-bridge' effects, condensation, and defective plumbing and sewerage designs, gave rise to short-comings almost as grave as those that were caused in the old houses by rising damp due to want of damp proof courses.'* (Charles Prett, 1981)

Housing is an integral part of any city. The Markets is one of the few remaining community strongholds within Belfast City Centre boundaries. Despite the redevelopment and housing reconfiguration of the 1980's, the community remains a dominant and vital part of Belfast. The housing within the community has gotten little attention in terms of refurbishment and improvement since its redevelopment. Belfast's urban centre needs housing, we need better quality housing in the Markets that is adaptable and flexible to suit the community's needs.

This section focuses on resident's stories and experiences of housing both past and presently to gain a better insight into what is important and valued by the community.

*'The Market area post 1963 was redefined from a grided mixed density, mixed-use community to being zoned for purely medium/low density housing. Ultimately, creating a suburban typology nestled beside the city core. To reconnect the community with the city, flexibility needs to be embraced.'* Rhys Carson, architecture student

*She pulled an apple from the bottom of the cart, the apples began to fall across the street. she then threw the apple through the window.....*

**IT'S THE ONLY BUNGALOW IN THE MARKETS AND IT HAS A TIN ROOF!!**

*"He would rap on the ceiling in the morning from the shop to make sure we were up for school... bang bang bang... if there was no sound of movement he would try again, sharp this time... Bang, Bang. You knew then you'd better be up!!"*

**I'm proud to be from the Market!**

**STORIES ROUND THE TABLE**  
Mairéad Dalton

**Joy Street**

Homes: 8  
Floor Area: 73sqm  
Garden: 45sqm  
Bedrooms: 2

**Stanfield Street /Place/Row  
Eliza Street Close  
Stewart Street**

Homes: 147  
Floor Area: 95sqm  
Garden: 45sqm  
Bedrooms: 2

**Friendly Street**

Homes: 37  
Floor Area: 85sqm  
Garden: 32sqm  
Bedrooms: 3

**Stewart Street Apartments**

Units: 15  
Floor Area: 73sqm  
Garden: 35sqm (for whole complex)  
Bedrooms: 2

# Housing THE MARKET

STREET SPACE



**KEY**  
 1 Storey  
 2 Storey  
 3 Storey  
 4+ Storey

Density Heights Map 1963



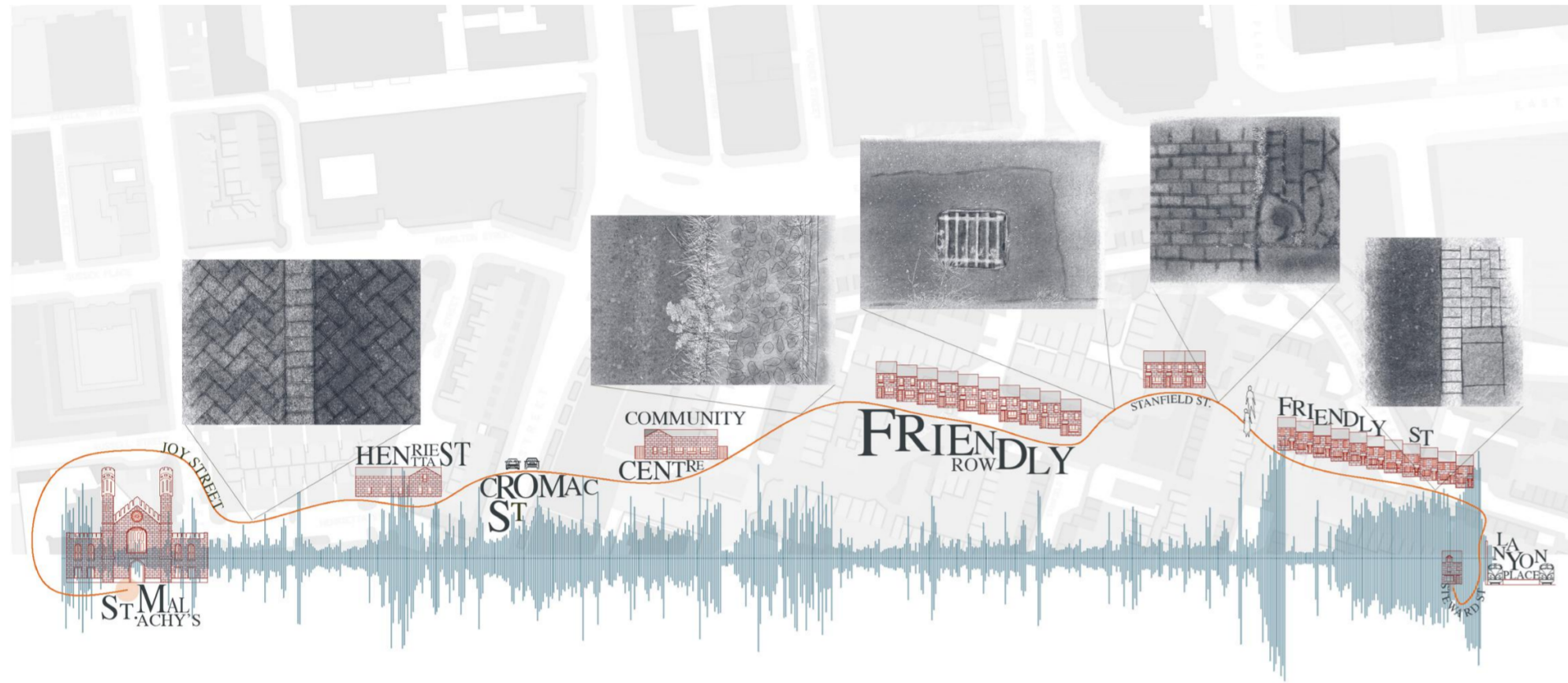
**KEY**  
 1 Storey  
 2 Storey  
 3 Storey  
 4+ Storey

Density Heights Map 2021





Presently in the Markets the streets have been flooded with cars restricting the safe spaces where children can play. A large majority of the cars are from commuters utilising the area's close proximity to the City Centre. During the 'Sunshine not Skyscrapers' campaign, a temporary road block by the community saw the area free of commuter cars. I took this dream as the inspiration for my project to create a space where pedestrians and cyclist would have priority. I also wanted to create a variety of green spaces for the community so they would have access in close proximity rather than walking all the way to Ormeau Park.



Sensory map focusing on the noise levels, material qualities and way finding measures.

- 1 STEWART STREET (100 YEARS OF WOMEN)
- 2 STEWART STREET (WOMEN'S DESIGN)
- 3 ST GEORGE'S MARKET (TESSIE & SALLY'S STALL)
- 4 CROMAC STREET (WOMEN & CONFLICT)
- 5 JOY STREET (NURSE CARLAND)
- 6 ULSTER HALL (SUFFRAGETTES)
- 7 ALFRED STREET ('MA' COPLEY)
- 8 CROMAC STREET (ANNIE CONVERY)
- 9 MCAULEY STREET (MOLLY STINSON)
- 10 WELSH STREET (DALTON'S SHOP)



Proposed Walking Tour Map

# Public Space

## THE MARKET

*'If you make more space for people, you get more people and of course then you get public life.'* (Charles Montgomery, 2013)

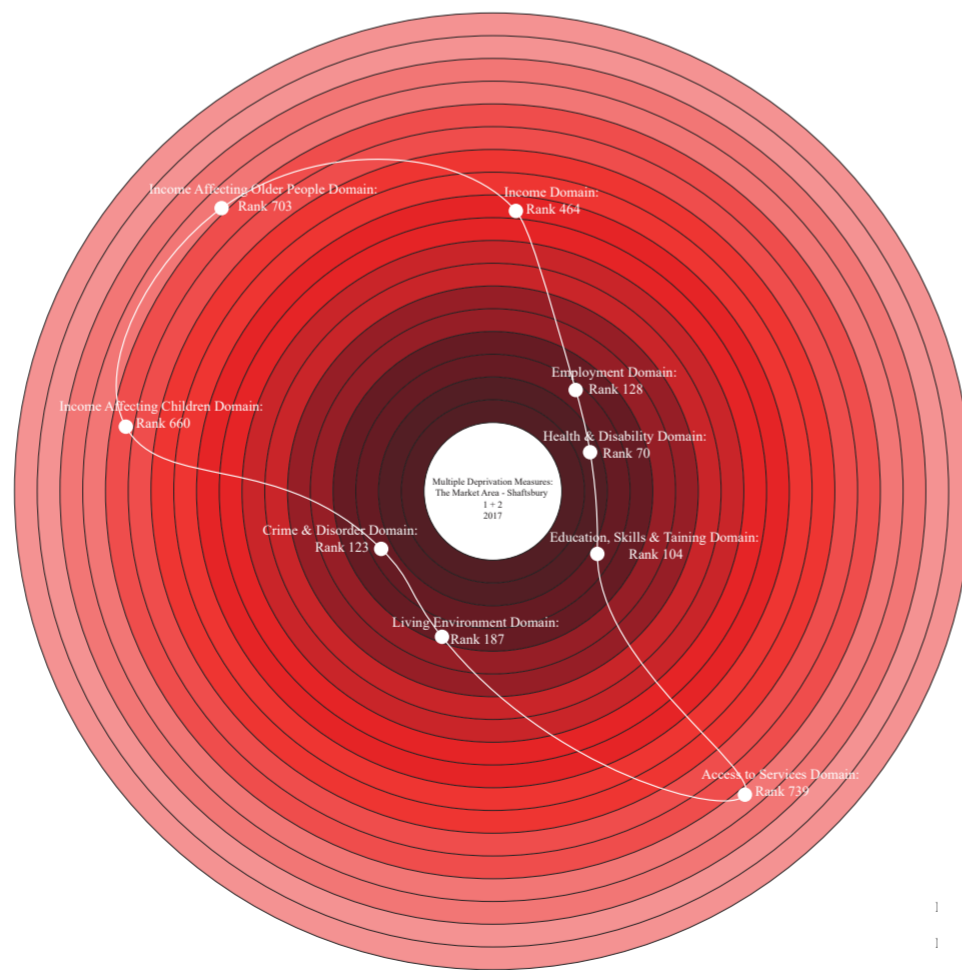
The Markets is a vibrant area within Belfast City, however, the lack of designated public space means that much of community life takes place in people's homes and gardens rather than on the street. The public spaces available in the Markets need improvement if they are to serve the people. What infrastructure is necessary? What kind of gathering spaces are attractive and why? What do these gathering spaces offer to people? These considerations are imperative if we are to understand and design successful public spaces that serve the Markets community.

*'Streets are a primary ingredient of urban existence. They provide the structure on which to weave the complex interactions of the architectural fabric with human organisation.'* (Çelik, Favro and Ingersoll, 1994)

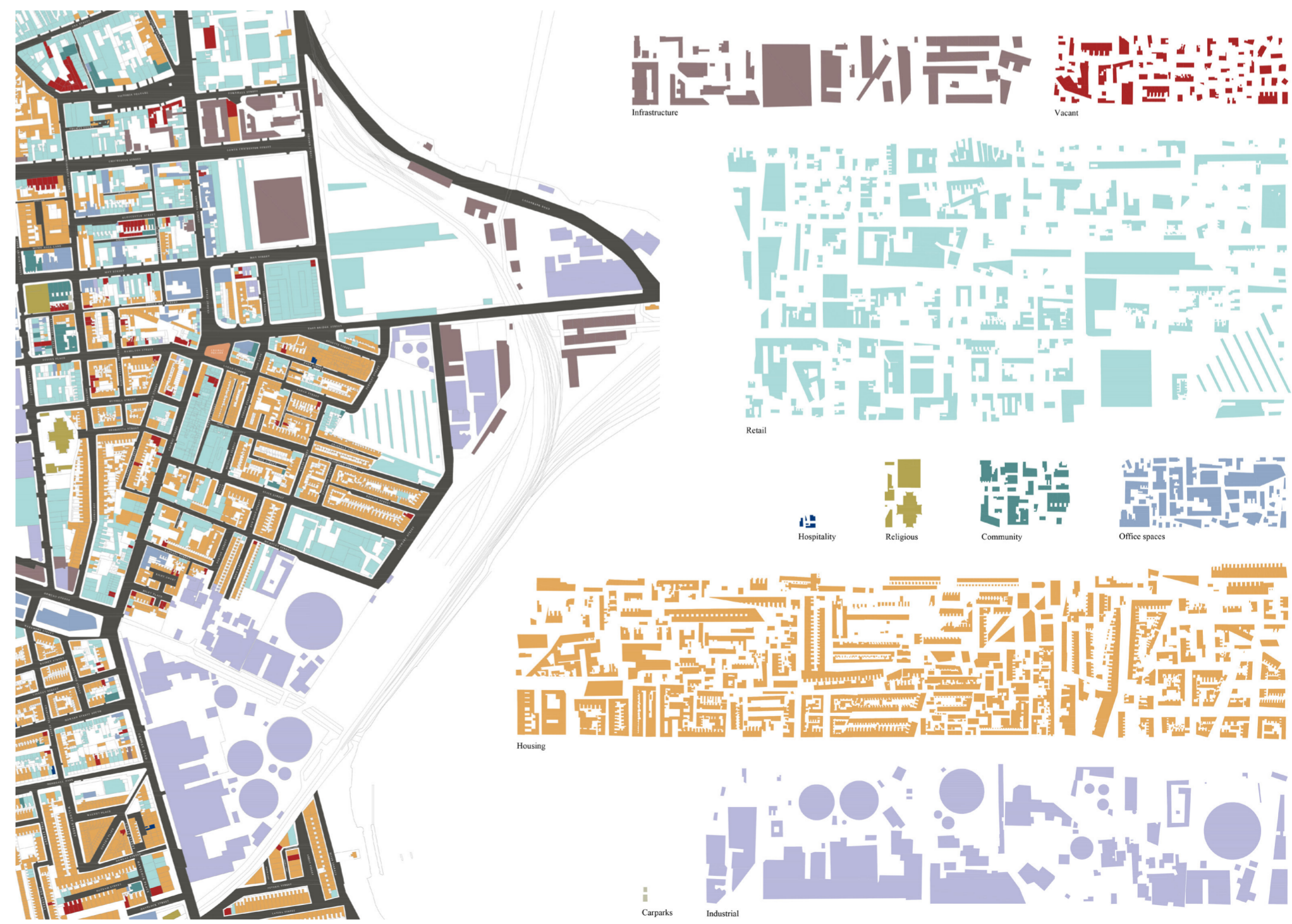
This section focuses on the position the Markets currently sits. It highlights different aspects of urban life that impact and influence the quality and experience of the surrounding public space.

*'As the erosion of the Community has increased under the effects of de-industrialisation and gentrification, it is more evident now than ever that measures must be taken to turn the tide of their fate and enhance the development of the community.'*

*'Outside of individual space such as housing, the need for community space and facilities is a pressing front in the face of rising social issues, leading to the core message of this project; communities need community space to survive. Without it, it dies, becoming just a collection of people living in a similar area.'* Daniel McCorry, architecture student



Multiple deprivation measure diagram for The Markets



Ground floor uses map 1963

STREET SPACE



Ground floor uses map presently



Future Ground Floor Uses Map  
Ground floor uses map Proposed

# Work & Industry

## THE MARKET

### STREET SPACE

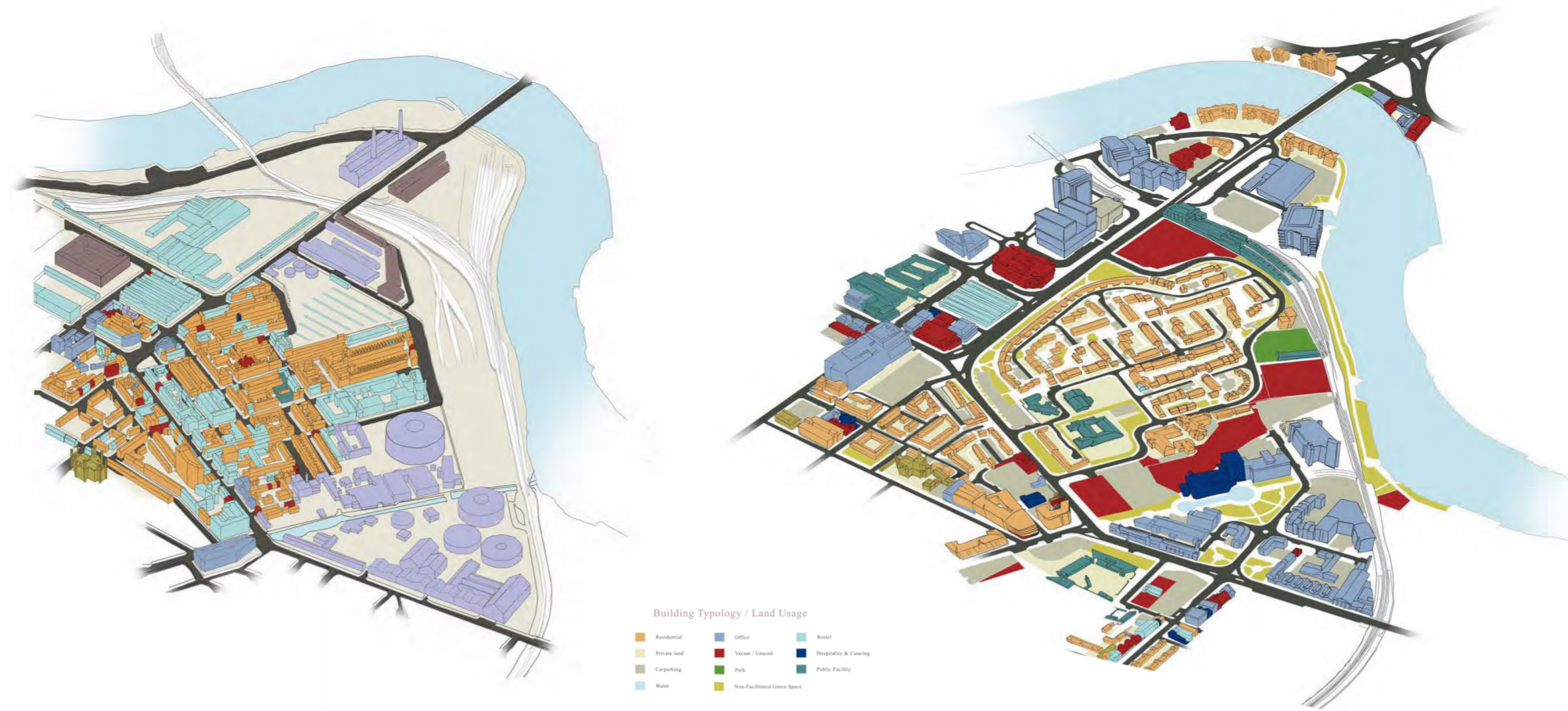


Aerial of the Markets 1963

*'No neighbourhood or district, no matter how well established, prestigious, or well-heeled, and no matter how intensely populated for one purpose, can flout the necessity for spreading people through time of day without frustrating its potential for generating diversity' (Jane Jacobs, 1961)*

Cities cannot function without trade and retail. The Markets were once an area with a thriving economy, housing much of the city's economic activity. People were able to work and live in the same area. However, today, almost all of the trading that once existed within the Markets is gone. Is there a way in which trade and industry can be reintroduced into the Markets? Is this a practical or sustainable suggestion and what could it look like? Or is it possibly a question of improved permeability between the Markets and Belfast City centre?

*'Helen, a local stall owner, mentioned her biggest concern is there is lack of infrastructure, no sufficient local shop and cafes for people's leisure activities and she felt very disconnected from surrounding communities. She described the current condition of the Market Area as a place which is not really designed for people to live.'* Rongzhen Jiang, architecture student



Building Typology / Land Usage

- Residential
- Office
- Post
- Private Use
- Health / School
- Magazines & Cinema
- Employment
- Park
- Public Facility
- Water
- Not Fulfilled Over Time

The evolution of the Markets 1963 vs. present day.

in making other people's lives better



The Merchant

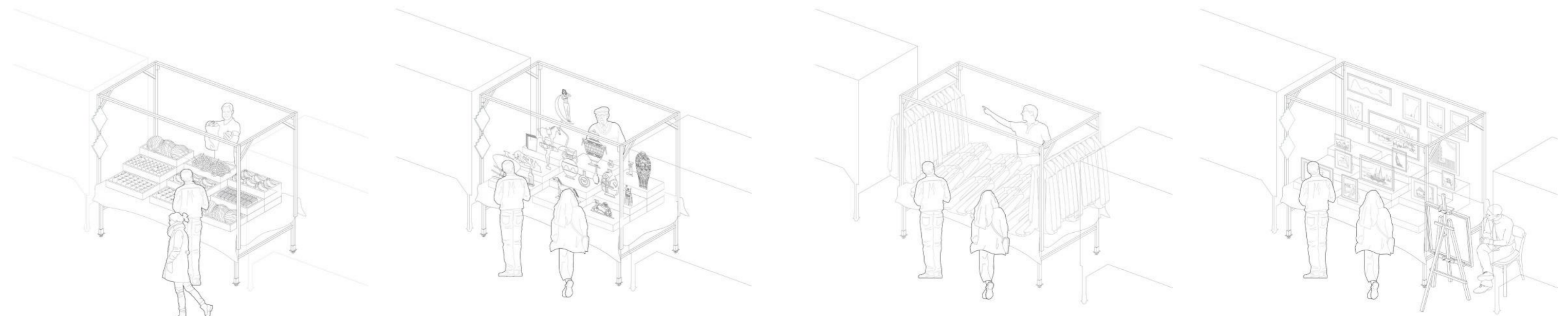
A story of a woman who works in the Market and finds value in making other people's lives better



Shops that once made up the Markets.



Paddy's story as a Market native and stall owner.



St. George's Market stall in operation.

- DWELLINGS WITH AN UNKNOWN OCCUPATION
- UNRELATED BUILDINGS
- BUILDING RELATED TO OCCUPATION
- AUTO ELECTRICIAN
- BAKER
- BARMAN
- BUILDER
- BUS DRIVER OR CONDUCTOR
- BUTCHER
- CAB HIRER
- CHECKER
- CINEMA ATTENDANT
- CLERK
- CONFECTIONER
- DEALER (HORSES)
- DROVER
- ENGINEER
- FISHMONGER
- FLOOR LAYER OR MAINTENANCE
- FOREMAN
- GROCER
- HAIRDRESSER
- INSURANCE AGENT
- JOINER
- LABOURER
- LORRY DRIVER
- MERCHANT
- MUSICIAN
- NURSE
- PACKING CASE MAKER
- PAINTER
- PAPER CUTTER
- PLATER
- PUBLICAN
- SALESMAN
- SHOP ASSISTANT
- SMITH
- STITCHER
- TELEPHONIST
- WATCHMAN



Relationship between occupation and accommodation location on Eliza Street and Joy Street, 1963



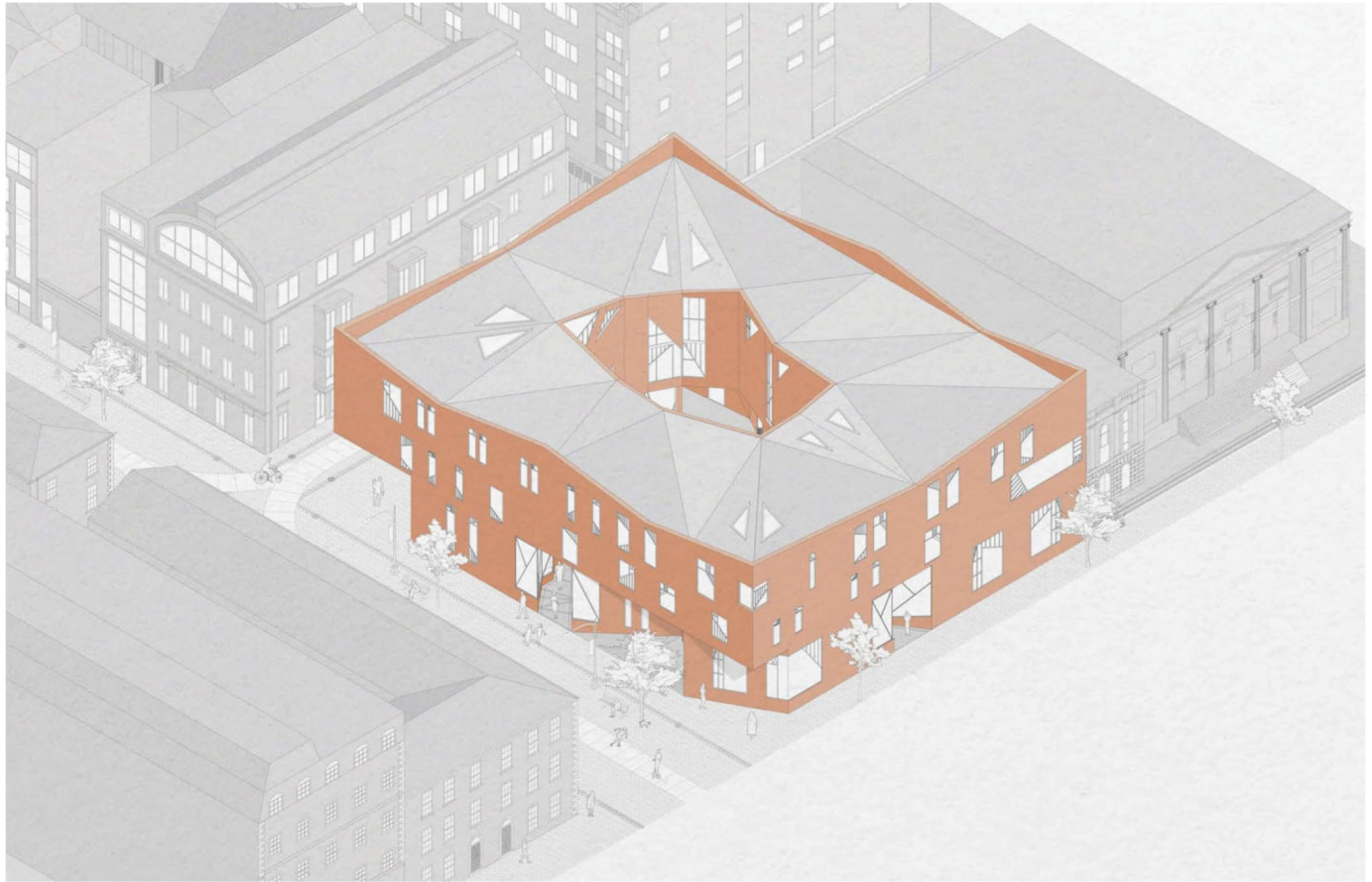
STREET  
SPACE

Anna McCarthy : Neurodivergent centre



STREET  
SPACE

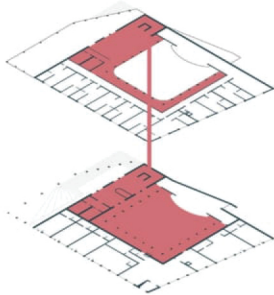
Caitlin McCormick : Creche and housing



STREET  
SPACE

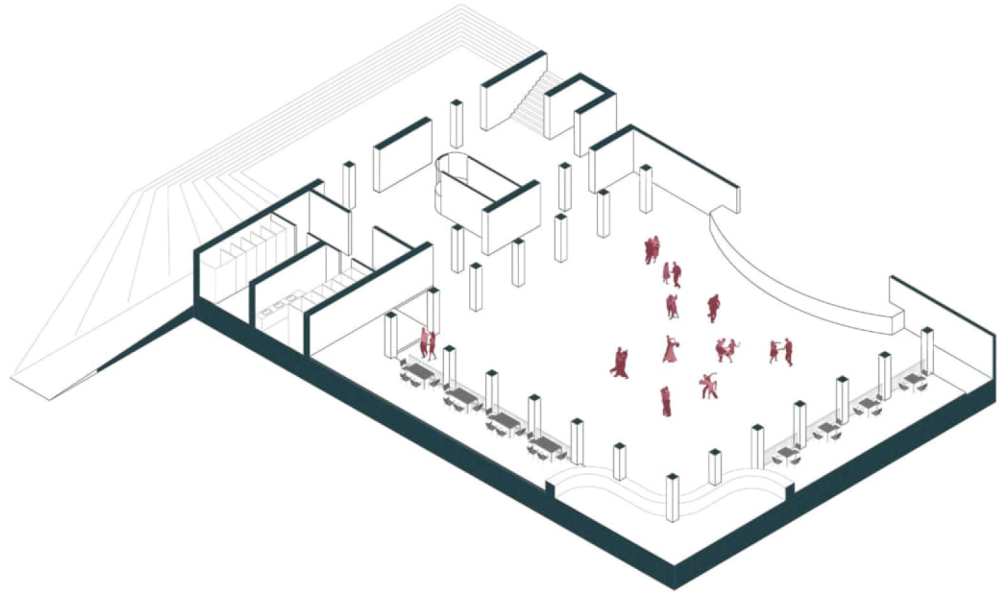
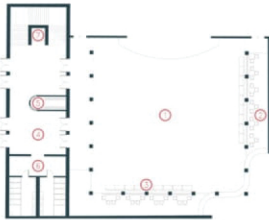
Clarissa Moore : Mental health rehabilitation

# User Experience: DanceHall

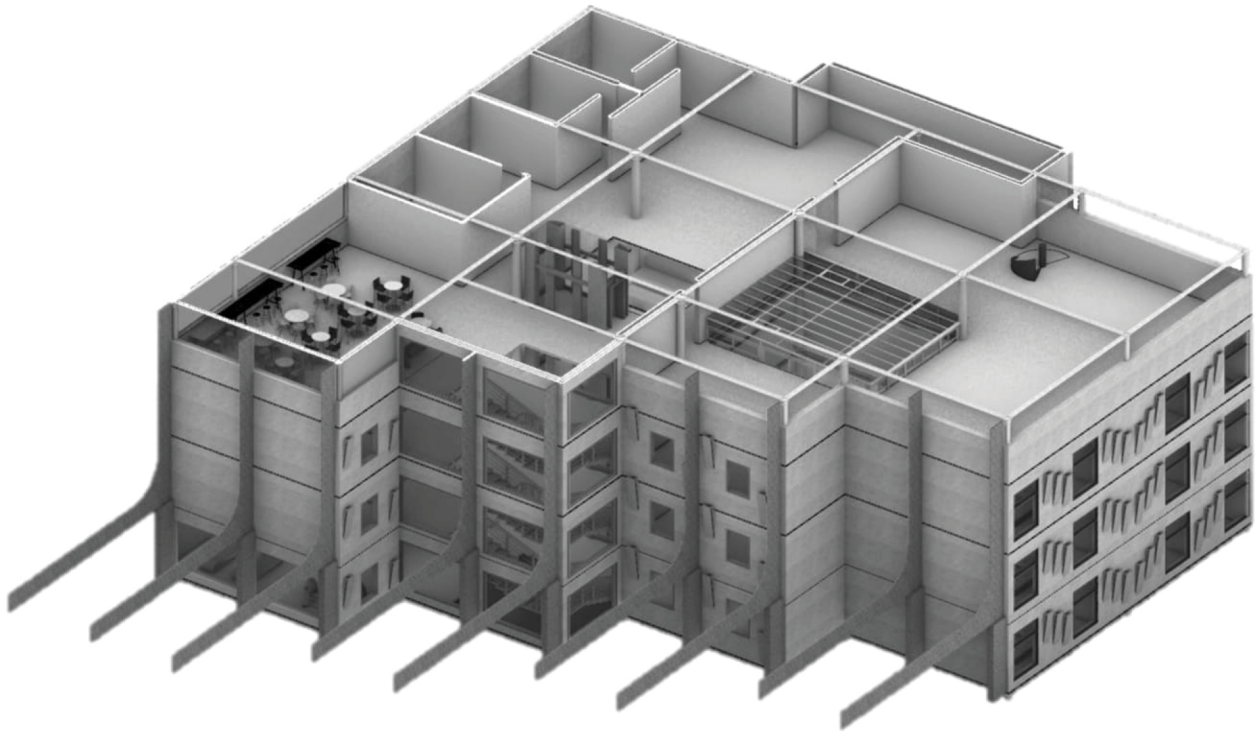


The spatial centrepiece of the project is of course the Dance hall. It's entirely dance floor with the columns, which is lined with upholstered seating for tired dancers and those needed a rest, after the rolling the space to the edge of the room becomes full seating. All spaces of which can access the Dance hall Bar serving bench.

1. Dancefloor
2. Roll protected seating
3. Perimeter seating
4. Lobby
5. Ticket Desk / Coat Room
6. Mens WC's Female WC's
7. Lift / Stair Circulation between floors









STREET  
SPACE

Francesca Logan : Eco-feminist co-housing



STREET  
SPACE

Gabriela Kacprzyk : Community Centre and housing



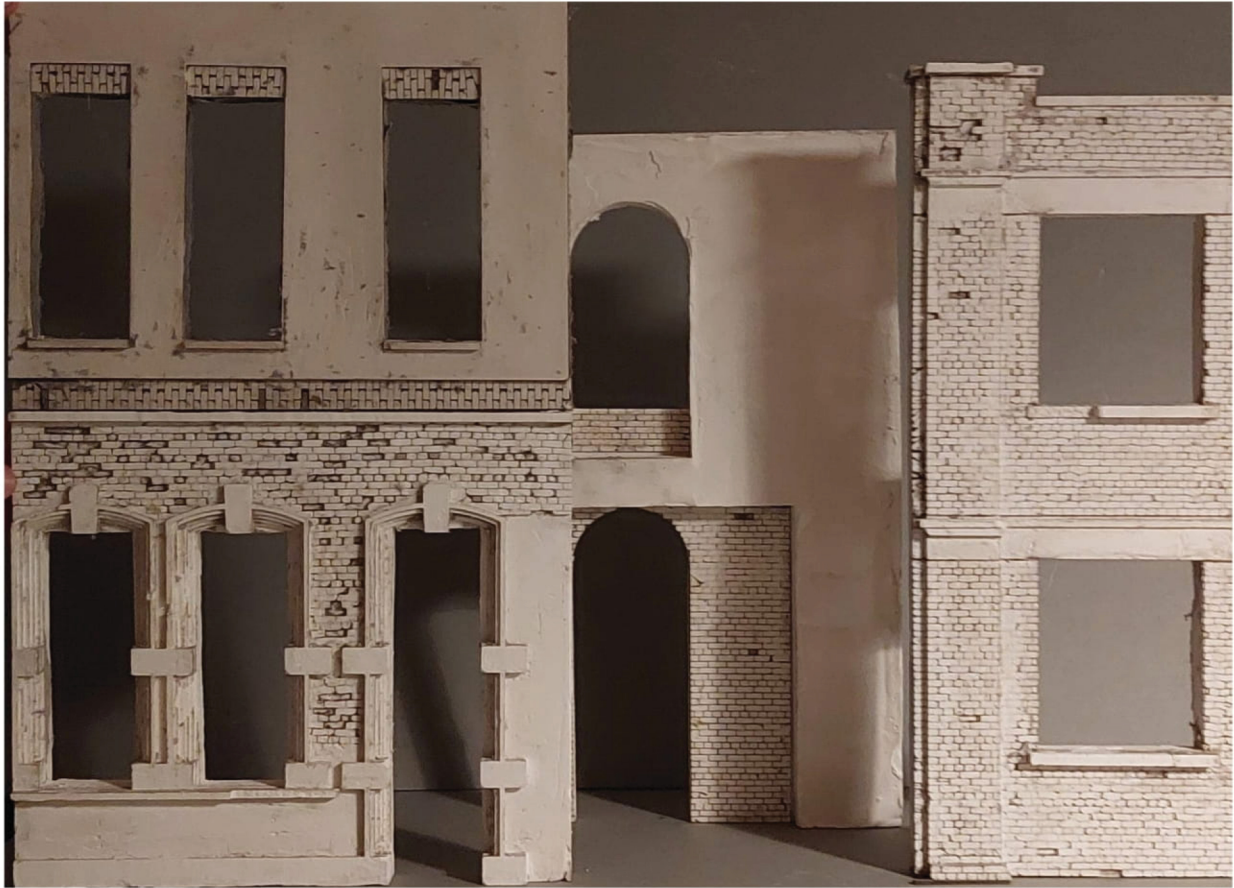
STREET  
SPACE

Kayleigh Colgan : Refugee centre



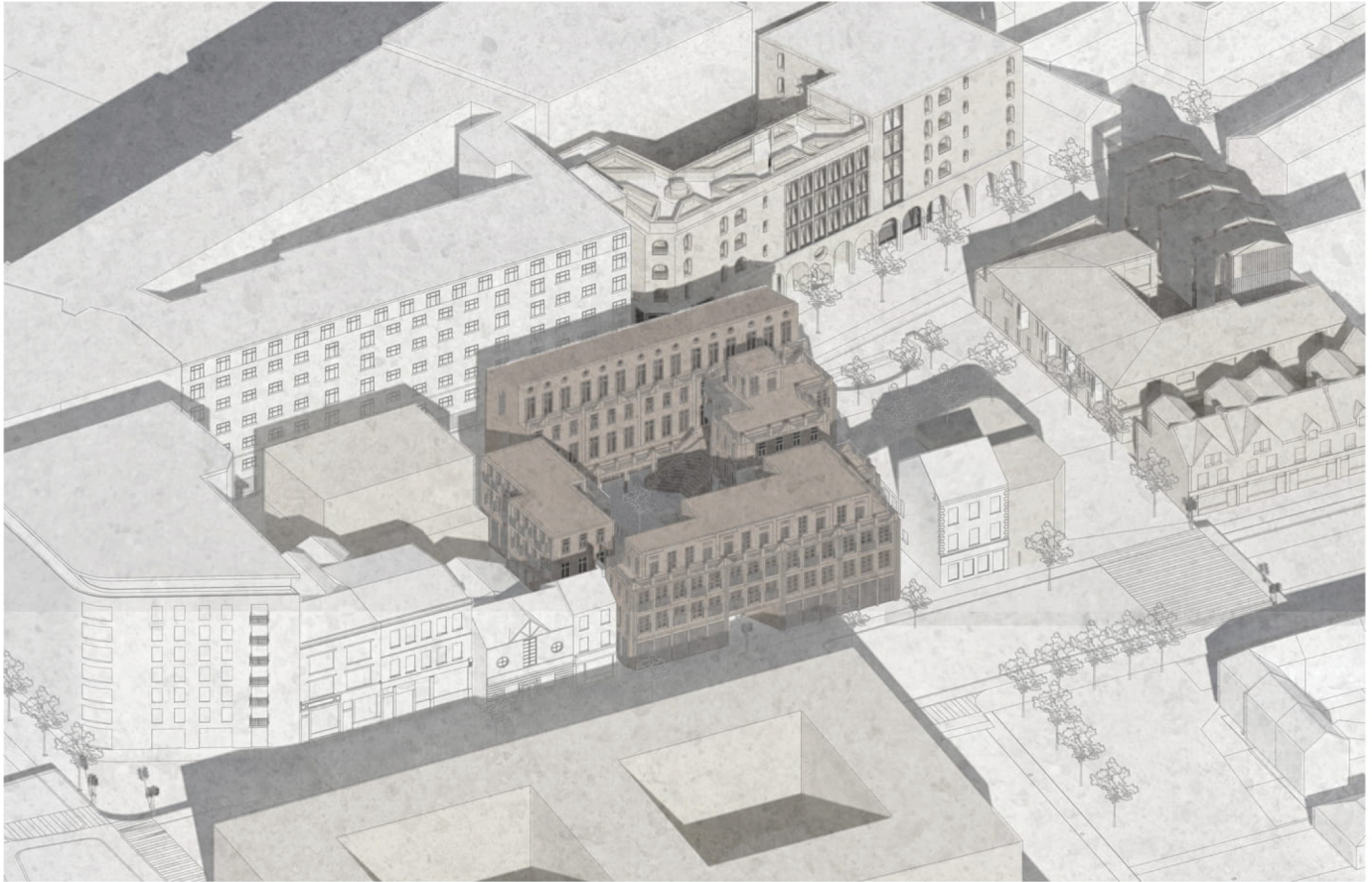
STREET  
SPACE

Lois Chan Mei Xing : Inter-generation co-housing



STREET  
SPACE

Matthew Crowe : Women's shelter and theatre



STREET  
SPACE

Rhys Carson : Mixed-use live/work housing



STREET  
SPACE

Rongzhen Jiang : Mixed-use market and housing





STREET  
SPACE

Chong Sharley Pui Zie : Forest School