

05

Delivery Strategy

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5.1 Delivering sustainability

The Carvill Group recognise their responsibility to help address global carbon emissions targets and have undertaken to develop the Sirocco site to a high standard of sustainability as part of their overall commitment to produce good quality, well designed environments. They have already demonstrated their commitment to sustainable design and energy efficiency over and above statutory requirements through the present construction of the UK's largest Eco-Homes neighbourhood at Brokerstown (LD1) in Lisburn and with completed projects such as the Horizon Buildings in Belfast.

This chapter specifically addresses the sustainability agenda in respect of construction, where it is recognised that the effective delivery of an energy strategy for Sirocco requires a commitment to a set of assessment criteria that will be valid for the duration of the project (approximately the next 10 years).

One approach to achieve suitable targets for the life of the project would be to adopt recognised assessment procedures such as the BREEAM and EcoHomes methods, in the knowledge that these will be updated to stay ahead of advances in statutory control. However, EcoHomes and BREEAM do not set mandatory requirements for important objectives like a benchmark maximum CO2 emission rate. These methods are not perceived to be strong enough to meet the principal intention of government policy, which is to achieve carbon neutral development in housing within the next ten years. The Government is therefore promoting The Code for Sustainable Homes as a step forward from the existing EcoHomes method.

5.1.1 The Code for Sustainable Homes:

The Code has been prepared by the government in consultation with the Building Research Establishment (BRE), Construction Industry Research and Information Association (CIRIA) and a Senior Steering Group consisting of Government, industry and NGO representatives. It is intended to complement the Energy Performance of Buildings Directive (EPBD) under which, from July 2007, all new homes would be required to have an Energy Performance Certificate. These certificates will provide key information about the energy efficiency and carbon performance of the homes and the Code has been devised to use the same methodology for the energy calculations. Although, at present, compliance with the Code is voluntary, there are proposals to make assessments mandatory in the future. It is not clear how quickly it will be implemented in Northern Ireland, if at all. The Housing Corporation and English Partnerships will adopt the Code with the intention of requiring level 3 compliance for development from April 2007 onwards.



5.1.2 Evaluation under The Code for Sustainable Homes:

The Code evaluates the sustainability of homes on the basis of nine categories and rates them on a 6 point scale, with 1 star representing the entry level of the code and 6 stars which is a rating indicating a carbon neutral house. The code sets a minimum standard for any project to qualify for the coding system and these standards apply to five of the nine categories. The categories are divided in the following manner:

Minimum requirements at each Code entry level have been specified for credits for

- Energy / CO2 emissions
- Water
- Minimum standards have to be met to enter qualify for being assessed by the Code for the categories of:
- Construction materials
- Surface water run-off
- Waste

There are no minimum standards for 4 categories and this is the area where developers have the maximum flexibility to make choices based on cost and convenience. These categories are:

- Health and well-being
- Ecology
- Pollution
- Management

The credit for pollution evaluates the insulation and space and hot water systems for their impact on the environment. Although this is an important issue, there are no mandatory requirements due to an overall and consistent rise of standards in the manufacturing industry. Similarly, adoption of best practice site management principles is becoming more common and by more and more contractors making the management credits easier to achieve.

Two categories that were part of the EcoHomes assessment but are not included in the Code are access to public transport and proximity to amenities.

5.1.3 The Code for Sustainable Homes and EcoHomes:

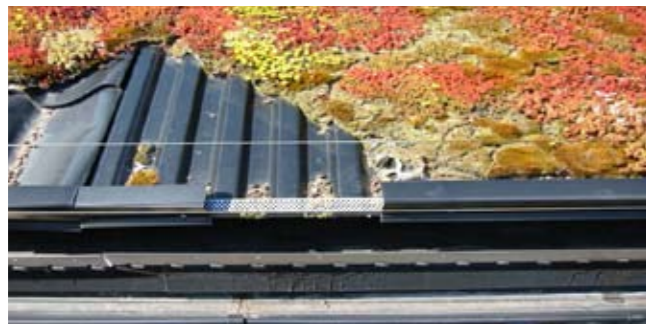
The Code follows a similar credit and rating system as the EcoHomes method of assessment but while, in EcoHomes, any of the credits through all the categories could be used to achieve the required rating, the Code has mandatory requirements that need to be met through five of the nine categories for the assessment to qualify for entry at Level One as well as to move on to higher levels. This means that although to achieve a high EcoHomes rating, the energy and water consumptions of a dwelling did not have to be very low if enough of the remaining categories were adequately satisfied, this can no longer be so. In short the Code will require significant improvements to the emissions rates from dwellings that could be avoided in an EcoHomes assessment scheme scoring 'pass' to 'very good'. Adoption of the code will also ensure that post completion checks are undertaken to ensure that specification and construction commitments have been honoured and delivered.

The Code takes its base energy consumption from the current Building Regulations and to gain entry at Level One an improvement of at least 10% must be made. To achieve a Level Three a 25% improvement must be made and so on. This mandatory improvement is also enforced in the internal potable water use, with the consumption restricted to 120 litres per person per day for entry into the Code categories and to 105 litres per person per day to qualify for Level Three of the Code. Defined measures for waste, materials and surface water run-off categories also must be met in order for homes to qualify to get Code ratings.

The Code therefore ensures an improvement in the energy and water consumption to a prescribed degree, making it a sounder indicator of the environmental credentials of dwellings. Also, by setting a method to rate the progressive improvement over current regulations, the Code leads ratings to a 'Zero Carbon' solution and will be a relevant tool for evaluation for a longer duration of time. The year 2016 has been set as the target for all new build UK homes to become Carbon Neutral.

5.1.4 Code requirements and equivalence with EcoHomes standards:

The Code sets mandatory requirements both at entry and at each Code level so there cannot be a direct comparison with an EcoHomes rating. However, in order to set the two methods of rating in context of one another, Code level 3 is broadly equivalent to an EcoHomes rating of Very Good and the EST's Best Practice Standard for energy efficiency.



5.1.5 Recommendation

The residential development at Sirocco should be built to a minimum standard of EcoHomes 'Very Good' but (and preferably) if a commitment to higher energy performance can be made then The Code for Sustainable Homes, Level 3 should be attained for initial development. Either of these standards will ensure that the first phases of construction exceed the statutory requirements in many areas. Non-residential development should be designed to BREEAM 'Very Good' for office, retail etc, with bespoke assessments adopted for buildings with a mix of uses.

A pre assessment evaluation of the residential element of the proposals for both EcoHomes and The Code has been undertaken.

5.2 Management and maintenance

The management company will be responsible for the following key areas:

5.2.1 Insurance

Due to the variety of uses within the development and the nature of external public uses the insurance of each aspect of the facility will be carefully planned and managed.

5.2.2 Waste Management

The development will be constructed to an extremely high environmental standard. Discussions with Belfast City Council are on-going in relation to dealing with waste management within a mixed use development of this size. Both Carvill and the Council are actively working together to future-proof the waste management designs and are considering options of how waste can be segregated on site.

5.2.3 Cleaning & Maintenance

The cleaning and maintenance of the exterior and interior space will be managed by the company.

5.2.4 Car Club

Management of the car club will be undertaken on behalf of the management company through a franchise arrangement with an established car club operator.

5.2.5 Parking & Management

The success of the development with the residential and commercial space working in harmony together will rely on the rigorous enforcement of the car parking policies which are detailed in Section 4.5. The policies will be enforced by the management company and clamping will become the most obvious deterrent for inappropriate parking. The following measures will assist in encouraging appropriate travel and parking behaviour:

- The introduction of a car club

- Restricted car parking provision to residential units
- On-street parking space with restricted time use
- Effective penetration through the site of public transport
- Individual travel plans devised for each resident
- Creative single surface streets designed for pedestrian and cycle priority.

5.2.6 Open Space Management

The public parks and the open space areas will be designed to a high quality and will be used by the wider public and occupiers of the site. The space will also be used for the arts and it is intended to make it available for carnivals, public art, markets and sporting cultural events throughout the year. This space will be managed by the management company.

5.2.7 Security

Making the site and the walkways safe and secure will be important. The management company will take responsibility for this and work closely with the Council, and the community to delivering this.

5.3 Phasing and delivery

The approach to the phasing of the development has been determined in order to realise the following objectives:

- To quickly establish a quality public realm which allows people to move through the site at the earliest opportunity
- To achieve an efficient development of the site
- To minimise the impact on existing neighbouring residents and on new residents of earlier phases.

With this in mind, the phasing strategy has been structured to deliver eight free standing projects. Each project contains a single block and an element of public realm. In this way, each building will be given breathing space during the development of the latter phases. The plan below shows each of the ten projects.



Project 1



Project 1 will consist the supermarket block, Central Square and Main Street, a large area of public realm as shown on the plan below.

This project will establish Main Street as the principal movement route through the site, introducing permeability and restoring the link between the communities east of the Short Strand and the River. The creation of the Central Square will also serve to provide an early demonstration of the level of quality of the public spaces in the scheme.

Additionally, the early phasing of the supermarket development will 'frontload' the benefits that will be derived in terms of providing employment to existing communities and establishing a key facility for future residents of the development. Vehicular access to the supermarket will also be provided in this project.

The residential accommodation will be provided in a perimeter block that ranges from 6 to 10 storeys in height. A 20-storey landmark building will also be provided as part of this project, acting as an early beacon of regeneration for the City.

Also, this project will create the pedestrian bridge that will physically link the East and West banks of the Lagan and build on the visual and axial connections created by the development of the Sirocco site. It will be possible in this phase to divert existing buses through the site on an interim route from Bridge End to Short Strand.

Project 1 also includes the eastern most block on the development, fronting onto Short Strand.

This block will complete the presence of the development along the Short Strand edge. Additionally, a 15 storey residential building within this block will create a civic presence and sense of urban enclosure onto the Central Square in the heart of the development. The remaining buildings will be 6 storeys in height, reducing down to meet Short Strand.



Project 2

Project 2 will provide the Waterfront Square and the two urban blocks fronting the Lagan as shown below.

The riverfront park is a key element of the high quality public realm and the food and drink uses in the ground floor of the adjacent blocks will help to animate this important space. **The Waterfront Square will also serve to provide an additional link from the Central Square to the Lagan.**

The two mixed-use blocks included in this project will perform a number of vital functions. Firstly, they will create an important riverfront frontage for the development that will enhance views from the west bank of the Lagan and provide an active frontage for this section of the riverfront walkway, the Sirocco Promenade. They will also provide a frontage onto Short Strand, animating the street and shielding the existing residential community from the noise, dust and disturbance associated with the construction of the majority of the latter projects. Importantly, these buildings will provide a sense of enclosure and ground floor activities that will animate and provide a human scale to the Waterfront

Square. The buildings will consist of perimeter blocks that range from 1-10 storeys and which incorporate



landmark buildings in the region of 12, 16 and 20 storeys in height.

Project 3

Project 3 will consist of the Hotel Block situated at the Lagan end of Main Street and the Side Street to the immediate east of this block as shown in the plan.

This project will, together with the previous project, create a high quality frontage to the Lagan and introduce activities which will draw people into the development.

The building will be a perimeter block ranging in height from 6 to 10 storeys and will incorporate a tall residential landmark tower.

The Side Street will provide vehicular access to the Hotel and undercroft parking associated with the residential accommodation and will start to create the block structure that will define the public realm in later projects.

This project will help to 'bookend' Main Street and will also establish a new hotel on the waterfront. The gateway building will serve to draw people into the development and beyond into East Belfast, thereby reinforcing the early connection established in project one.

This project will include the hotel use which will also



serve to provide early employment opportunities and maximise the economic benefit of the development.

Project 4

Project 4 consists of a development block comprising mainly residential uses with commercial uses at the ground floor. The adjacent Side Street to the immediate east will also be provided.

Since this project will start to develop the middle section of the site, it will in many ways be the key that unlocks the urban character of the development. With the creation of this block, the Main Street will have frontage on both the

north and south sides – with connecting side streets.



The perimeter block will range in the region of between 6 and 10 storeys in height.

Project 5

Project 5 will provide the second central development block as shown in the plan below

This project will complete the mid-section of the development with the result that much of the internal character of the site will now be defined. The northern edge of Main Street will now be completed – with the retail uses animating this space.

Additionally, this project will provide a sense of enclosure

to the side streets that run from Main Street to Crescent



Gardens, the south side of which will be complete.

The development block will be in the region of between 6 and 10 stories in height.

Project 6

Project 6 consists of the residential block that abuts the railway embankment and encloses Crescent Gardens.

This development block will shield the development from the noise and visual intrusion of the railway and help to define the northern edge of the development.

Crescent Gardens will be a vital facility and amenity for

those living, working and visiting the development and provide a contrast to the more urban and 'hard' spaces in



the development.

Project 7

Project 7 consists of a residential block in the region of 10 storeys and the remaining section of the Crescent Gardens.

This block completes this northern part of the



development. Crescent Gardens are now entirely enclosed and bounded by active uses. The character of the entire development is now fixed.

Project 8

Project 8 will be the last piece of the jigsaw in the development of the site, introducing the 30-storey landmark tower.

This building will complete the eastern bank of the Lagan

5.4 Planning application strategy

and create an exciting city centre skyline. The landmark tower will provide a strong visual link between the development and a number of viewing sites within the city centre.

This project will also include the creation of the Chimney Square on the Lagan frontage. This will be an intimate space for quiet contemplation on the river frontage with the restored chimney providing a strong sense of identity.

This Concept Masterplan has been drawn up as a development framework that will inform, guide and provide the context for the design and consideration of the forthcoming planning applications for the development of the Sirocco site.

In conjunction with the Planning Service, it has been decided to parcel the planning applications in accordance with the 9 projects detailed in the previous section.

It has therefore been decided to submit 8 detailed planning applications in the following order

- Project 1 (Autumn 2007)
- Project 2 (Winter 2007)
- Project 3 (Spring 2008)
- Project 4 (Summer 2008)
- Project 5 (Autumn 2008)
- Project 6 (Winter 2008)
- Project 7 (Spring 2009)

- Project 8 (Autumn 2009)

Each full or outline planning application will be preceded with a period of wide ranging and extensive public consultation and stakeholder involvement. This will include the involvement of key personnel in Planning Service and Belfast City Council who will play a central role in all detailed design decisions.

From Carvill Group's discussions with Belfast City Council and the Department for The Environment, it is proposed that the development roads, streets and public realm will remain private and not adopted.

A management company will be formed that will include both residential and business as shareholders of the company. We also propose that embedded within the memorandum and articles of association of the management company is the requirement for representatives of the key stakeholders within the city to be included within the board of management. This would also include representatives from Belfast City Council and representatives from the local community.

The management company will operate and be managed from an on-site facility within the development and employ a number of full-time staff to include a manager and ancillary staff.

5.5 Ongoing community involvement

As part of our dialogue with the Short Strand Partnership, the East Belfast Partnership and the residents currently living in the apartments adjacent to the site, we are in the process of setting up a Community Trust. This Trust will receive a grant from Carvill Group Limited of £400,000 to assist with the funding of community initiatives. We have proposed that the Finances Committee of the Trust meet every 4 months and agree on what initiatives the funds should be spent on. Carvill have proposed the following:

30% of the annual amount would be spent on youth/children/school activities

20% on sport events and sponsorship

20% on fixed assets/staff community organisations.

10% on sundries.

Carvill group have also had discussions with the community in relation to the creation of a community crèche and are carrying out research in relation to the delivery of this. They are also considering providing up to 1000 sq. metres of community space on the site and are working with the community to source funding for this.



A stroll through Belfast of the future

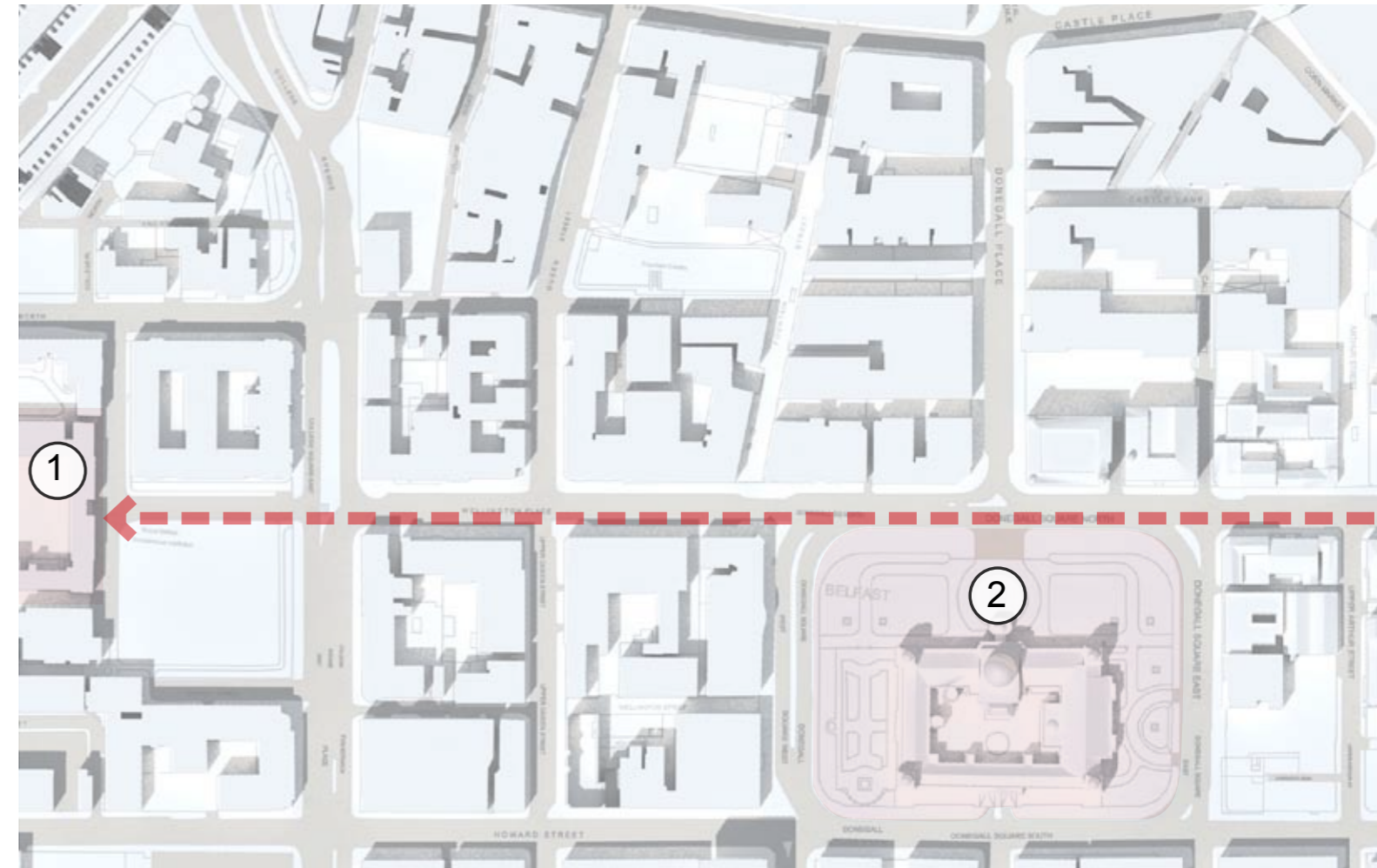
It would take about 15 minutes to walk at a leisurely pace from the Royal Belfast Academical Institution to the heart of the newly regenerated Eastern Bank of the Lagan.

The route, which forms the principal east-west axis of the city, would take in Belfast City Hall at the foot of the retail core along Donegall Place, continue past Victoria Square, which will be Northern Ireland's largest mixed-use shopping mall, and proceed on to the new public realm presently being laid out in front of the Law Courts.

The walk continues across Lanyon Place beside the Waterfront Hall and crosses the river Lagan on a new pedestrian and cycle bridge landing at the Sirocco riverside square. A new prestigious hotel and a landmark tower would frame this space, celebrating the eastern end of the axis and shaping the city on both sides of the river.

From this point, a series of routes would reach out to the communities east of the city centre. Running to the south-east, the Sirocco promenade would be lined with restaurants and cafes and punctuated by a series of public spaces, its atmosphere changing from week to weekend and day to night. While branching north-east from the riverside square, the Main Street would form an attractive, pedestrian priority connection with Mountpottinger Link and Newtownards Road.

At the heart of the new community, midway along the length of the main street, the new central square would be an attractive destination with an eclectic mix of local retail and a range of other public uses such as exhibitions, markets and performing arts. Standing in the middle of the square, the southern twist of the Lagan and the distant hills would be visible across the Central Park, itself one of two new green city places of relaxation and enjoyment for both the community of the Sirocco Quays and the city as a whole.



The grand 1810 facade of the Royal Belfast Academical Institution in College Square terminates the western end of the city's principal axis.



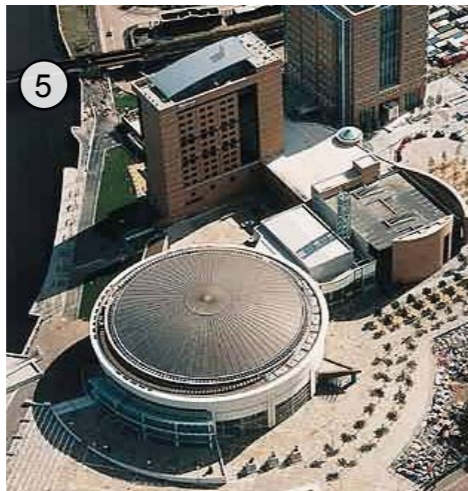
The axis passes Belfast City Hall with its distinctive Classical Renaissance facades.



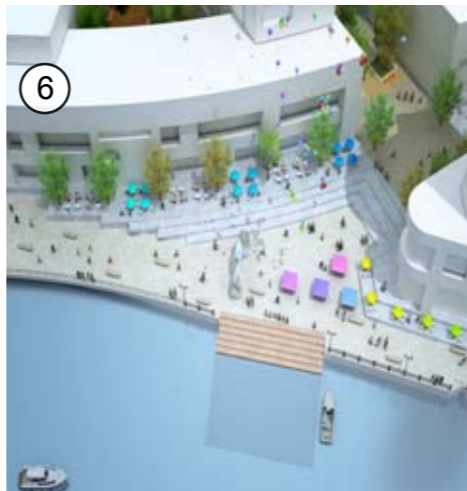
With a design that integrates retail, residential and leisure facilities, Victoria Square will provide a new addition to this principle route when it opens in the summer of 2008.



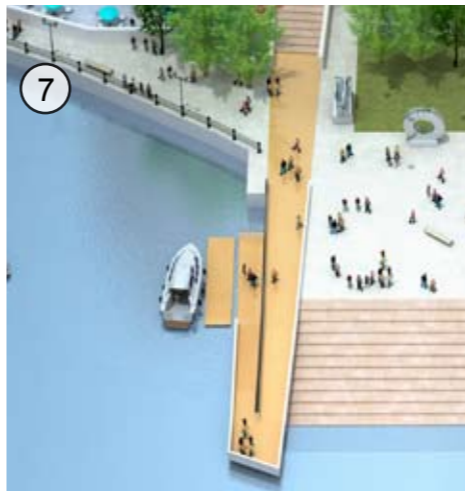
Construction of a new publicly accessible pedestrian realm between Belfast's Law Courts is underway. This space will transform the east-west city axis, creating a physical and visual connection with the riverside.



Lanyon Place has revitalised the City's western bank and is home to a number of distinctive buildings including the Waterfront Hall, BT's Riverside Tower and the Hilton Tower.



A new pedestrian bridge will realise the vision first expressed in 1823 and extend the axis to the eastern side of the City Centre. The new crossing will connect to a riverside square framed by distinctive landmark buildings.



New connections to the eastern side of the City and to the neighbourhoods beyond will help transform the riverside into a dynamic route, bringing life and vitality to the Sirocco Promenade.



A new city square, of a similar size to London's Leicester Square, will be the focus of the new quarter. Resurrecting one of Belfast's traditional spaces, it will create a highly sociable environment.



Two riverfront residential buildings will frame the new central park. This park will provide long range views across a broad stretch of the River Lagan.

‘ ... where one can cross over to either side of the River Lagan and feel equally that one is in the centre of a capital city... ’

