

Online Community Consultation



Proposed Scheme:

The Gasworks Northern Fringe Masterplan – Residential Phases

94 no. new build General Needs and Wheelchair Social Homes

Location:

Raphael and Stewart Street, Gasworks, Belfast

Mix:

23 x 3 person 2 bedroom General Needs house

4 x 3 person 2 bedroom Wheelchair house

22 x 5 person 3 bedroom General Needs house

2 x 5 person 3 bedroom Wheelchair house

4 x 6 person 4 bedroom General Needs house

5 x 7 person 4 bedroom General Needs house

32 x 3 person 2 bedroom General Needs apartments

2 x 3 person 2 bedroom Wheelchair apartments



Introduction:

Radius Housing representatives conducted a leaflet drop in the area week commencing 3rd January 2022. In light of COVID19 restrictions, we are unable to hold our normal face to face public consultation and have therefore adopted a new approach, by inviting the local residents to participate in the community consultation through an online meeting on **18th January 2022 starting at 4pm.**

If you cannot attend this meeting or you would prefer to submit comments to us via email, please contact consultation@radiushousing.org by **28th January 2022.**

About Radius Housing:

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

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

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

The Proposed Plans:

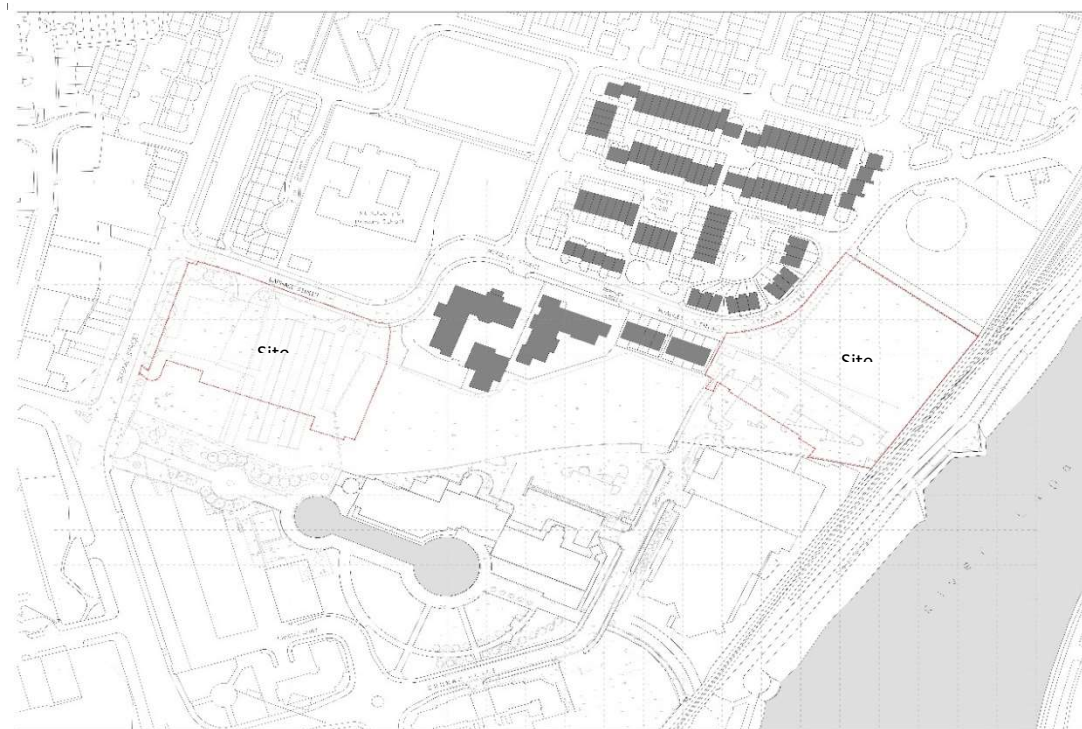
Radius were nominated by Belfast City Council as their preferred partner to take forward the housing elements of the Gasworks Northern Fringe Development in 2019. Following this, Radius and our Design Team undertook a series of meetings with both council planning officials and local community representatives from the Market Area to explore design, layout and housing mix options.

The scheme is based on the provision of 94 houses and apartments, both general needs and wheelchair over two sites within the Gasworks Estate. Site A sits parallel to Cromac Street, is entered off Raphael Street and will house 44 units. Site D sits between Stewart Street and the railway lines and will contain 50 units. This development will provide 34 two bedroom apartments and 40 houses. Two of the apartments and six of the houses have been designed to wheelchair standards. The promotion of high quality design and materials has been integral to the development of this scheme proposal. A 'shared surface' road, parking and footpath arrangement is central to this, with pedestrians and cyclists movement accommodated before the motor vehicle.

A planning application for the scheme was submitted in June 2021. Consultation with various statutory and Council agencies has been ongoing since then. The result of these consultee responses is a number of design changes, the most significant being the reduction in parking numbers from approximately 1:1 to around 0.7:1. This change arose following discussions with DfI Roads and their concerns around width of 'road' available for car use.

Please see below for the current proposal:

SITE LOCATION



SITE LAYOUT

Site A



Site D



VISUALS



Hopefully this information has been helpful to you, we hope to see you at the consultation event on the 18th January when our Design Team will present an overview of the proposals. However if you are unable to make it we would welcome your comments by emailing consultation@radiushousing.org