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Department
for Communities

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Girdwood Park, Belfast Development Brief

The Department for Communities invites proposals for a specific site fronting Cliftonpark Avenue (identified as the Mixed Use site) within Girdwood Park, Belfast.

March 2019

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1. Introduction and Strategic Context

- 1.1 The Department for Communities (the Department) invites proposals for a site within Girdwood Park, Belfast. The site is specifically defined as the Mixed Use site within the Girdwood Park Masterplan Conceptual Framework, and is delineated in red (fronting on to Cliftonpark Avenue) on the enclosed site map.

(draft) NI Programme for Government 2016–2021 and the Belfast Agenda www.belfastcity.gov.uk/council/Communityplanning/BelfastAgenda.aspx). Proposals should be developed within the overall context of community regeneration in North Belfast and beyond and in the context of other developments such as future plans for the Mater Hospital, Crumlin Road Courthouse; continuing development of the Crumlin Road Gaol and the relocation of the Ulster University.
- 1.2 The overall objective of the competition is to promote sustainable urban regeneration by selecting a high quality development proposal that also meets the Department’s urban regeneration objectives and complements the Department’s regeneration proposals as outlined in the Girdwood Park Masterplan Conceptual Framework. In seeking to work in partnership with the private sector and the Community/Voluntary Sector, the Department recognises the contribution that these sectors can make to urban regeneration in terms of innovative high quality design, professional expertise and financing.
- 1.3 Any proposed development should also contribute to the aims of the
- 1.4 A key principle for Girdwood Park is that regeneration activity must promote development of the Park as a shared space; accessible to, and engaging with all community backgrounds, within the surrounding area. Proposals should clearly give effect to this key principle.
- 1.5 The Department plays the lead role in promoting and co ordinating the implementation of urban regeneration programmes and schemes in towns and city centres throughout Northern Ireland. Belfast Regeneration Directorate carries out this role across Belfast. The Directorate also has

responsibility for the delivery of the proposals outlined in the Girdwood Park Masterplan Conceptual Framework.

schemes, land acquisition and disposal of land and the extinguishment of public rights of way, and

1.6 The Department's statutory regeneration authority derives from:

- The Planning (NI) Order 1991 which provides the legislative basis for comprehensive development
- The Social Need (NI) Order 1986 which provides the statutory basis for granting financial assistance to projects in areas of special social need and undertaking environmental improvement schemes.

2. The Mixed Use Site

2.1 The Mixed Use site is on the west side of Girdwood Park and fronting onto Cliftonpark Avenue. The site comprises an area measuring 4000m² and is located between the 2 main access roads (access roads are currently unadopted) to Girdwood Park from Cliftonpark Avenue.

proposals are being prepared. To access the site, arrangements should be made through the Belfast Regeneration Directorate (BRD) office by telephoning 028 9025 0987.

2.2 The site has been identified as a key development opportunity in the Girdwood Park Masterplan Conceptual Framework and proposals for the site should include for frontage onto Cliftonpark Avenue and support use and delivery of services as a shared space.

2.4 Competitors may request a site plan in autoCad format from the Department.

2.3 Competitors may visit the site during the period when development

2.5 A contamination survey has been carried out in Girdwood Park and showed no evidence of possible contaminants present on the site and it is unlikely that migration of contaminating material into the site has taken place. The risk to persons developing/using the site is therefore low.

3. Vision Statement

3.1 The Department is seeking a development proposal that will enhance the site fronting Cliftonpark Avenue and contribute to the wider regeneration of North Belfast. The winning proposal will be a sustainable development, which develops the existing site for the benefit of those living, working, visiting and shopping in the immediate area and those travelling through it. It should contribute to the social, community, economic, and physical renewal of the local area. Priority may be given to a development proposal that can create a synergy between other adjacent properties/ businesses and provide a more comprehensive redevelopment in Girdwood Park.

3.2 It has been confirmed by the Department for Communities that this site is not required for social housing.

3.3 The majority of Girdwood Park falls within a zoned mixed use site (Zoning BT 0003 – Mixed Use Site, Land at Crumlin Road including Girdwood Barracks) as set out in the Belfast Metropolitan Area Plan 2015 (BMAP). Part of the Park is not zoned for any specific use.

Acceptable Uses within Girdwood Park

The key requirements as set out in BMAP indicate acceptable uses as:

- Classes B1 (a), (b) and (c), B2, B3 and B4 – Industrial and Business Uses. Class B1(a) office use will be restricted to within the existing Crumlin Road Gaol and Courthouse buildings only;
- Class D1 – Community and Cultural Uses;
- Class C1 – Dwelling houses: Residential development on a portion of the site provided this meets an identified housing need and occupies a proportion of the site such as will not prejudice its use primarily for employment purposes; and
- Class C3 (a) and (b) – Residential Institutions

The above uses are as identified in the Planning (Use Classes) Order (Northern Ireland) 2015.

The key requirements in BMAP also state that development of the site will require an agreed comprehensive master plan and sets out requirements for the treatment of buildings and landscaping. A copy of the key site requirements is attached for your information (Appendix B).

3.4 It is advisable that any proposal is discussed with the Planning Service of Belfast City Council prior to the submission of a planning application. This would take the form of a Pre Application Discussion which would be requested formally in writing.

3.5 The size of the Mixed Use site will require pre-application community consultation and submission of a Proposal of Application Notice to Belfast City Council in advance of the community consultation. Details of the Pre-Application Community Consultation process are available on Belfast City Council website. Alternatively developers can contact Belfast Planning Service for advice on this matter.

4. Design Brief

4.1 Following consultation with relevant statutory bodies, the Department has identified the following objectives for the development.

PLANNING AND DESIGN	Objective 1: To secure a development that provides frontage onto Cliftonpark Avenue and complements the proposals set out in the Girdwood Park Masterplan Conceptual Framework in terms of both design and use.
<p>Further information on planning policy statements and guidance is available from:</p> <p>Belfast Planning Service Belfast City Council Cecil Ward Building 4-10 Linenhall Street Belfast BT2 8BP</p>	<p>General Design Considerations</p> <p>In general, the proposed development should:</p> <ul style="list-style-type: none"> • be designed to comply with the Northern Ireland Building Regulations (NI) 1994; • provide frontage onto Cliftonpark Avenue • as far as possible, be in scale with other buildings in the area; • be compatible with buildings in the vicinity, in terms of design and choice of materials; • be designed to deter crime. <p>The design should be:</p> <ul style="list-style-type: none"> • Imaginative, high quality and seen as an opportunity to enhance the area; • Organic and flexible with the ability to be cognisant of current and future market demands.

<p>PLANNING AND DESIGN</p>	<p>Objective 1: To secure a development that provides frontage onto Cliftonpark Avenue and complements the proposals set out in the Girdwood Park Masterplan Conceptual Framework in terms of both design and use.</p>
	<p>Specific Design Considerations</p> <ul style="list-style-type: none"> • Any proposal will be subject to the full planning process, through Belfast City Council • Transport NI would point out that the overall layout of the Girdwood development was agreed at outline planning stage - Z/2013/0049/O and Z/2015/0079/RM refer. • Access arrangements to serve any development should be provided in accordance with the requirements of Development Control Advice Note 15: Vehicular Access Standards. • Parking provision to serve any commercial element of the development should be provided in accordance with the requirements of Planning Policy Statement 3: Access, Movement and Parking; Parking Standards. • A Transport Assessment Form (TAF) should be completed and submitted. • It should be noted that the road way adjacent to the synthetic pitch is subject to Private Streets Determination Process
	<p>Please note that the preferred developer will be required to obtain planning permission and all other necessary approvals and to liaise with the Statutory Authorities in the design process.</p>

REGENERATION IMPACTS	Objective 2: To secure a development that will have positive regeneration impacts on the local community.
	<p>Submissions should:</p> <ul style="list-style-type: none">• Identify potential positive regeneration impacts of the proposed development. These could include: improvement to quality of local environment; contribution to local economy; job creation; provision of services/ facilities to local community; support entrepreneurship etc. Priority may be given to a development that can incorporate adjacent properties;• Promote development of the site as a shared space; accessible to and engaging with all community backgrounds, within the surrounding area;• Support use and delivery of services as a shared space:• Identify opportunities that create linkages and synergy with existing and planned developments both within Girdwood Park and the surrounding area.• Explore and identify potential for community use. At least 10% of available space to be targeted for community use for a period of 1 year after completion;• Develop linkages to meet local and citywide needs;• Identify opportunities to engage with the local community at an early stage, including the Girdwood Community Forum; that will support future local access and use of the proposed development, including use beyond normal business hours of 9am – 5pm.

ECONOMIC SUSTAINABILITY	Objective 3: To secure a development that promotes economic sustainability.
<p>Further information on sustainable development is available from the Department of Agriculture, Environment and Rural Affairs.</p> <p>www.daera-ni.gov.uk/publications/sustainable-development-documentation</p>	<p>Submissions should demonstrate that proposals are sustainable (e.g. proposals for a retail led scheme should submit evidence regarding retail capacity and any likely displacement).</p>
ENVIRONMENTAL SUSTAINABILITY	Objective 4: To secure a development that promotes environmental sustainability.
<p>Further information on sustainable development is available from The Executive Office</p>	<p>The Department is also keen to promote environmental sustainability through, for example, the use of sustainable materials, energy efficiency measures, and renewable energy products etc and welcomes proposals which support this agenda.</p>
ACCESSIBILITY & EQUALITY OF OPPORTUNITY	Objective 5: To secure a development that is easily accessible to all members of the community and that, where possible, promotes equality of opportunity.
<p>Further information on equality issues is available from the Equality Commission for Northern Ireland.</p> <p>www.equalityni.org/site/default.asp?secid=home</p>	<p>Submissions should consider ease of access to and within the building for people with disabilities, in compliance with all regulations with regard to disability. The Department is also keen to promote equality of opportunity and good relations between and within the groups identified under Section 75 of the Northern Ireland Act 1998 and welcomes proposals which support this agenda. This could include commitments to equal opportunity employment; to creating neutral/shared space etc.</p> <p>The Department is keen to promote social clauses regarding employment opportunities for the long term unemployed, and the assessment panel will look favourably on proposals that indicate they will take this approach on a voluntary basis.</p>

5. Conditions of Development and Disposal of Site

5.1 The development will be carried out under a development agreement. The Department will allow the developer on to the site under a licence to construct the permitted development. The licence will include a requirement that the developer will:

- Complete community consultation within 3 months of the licence being granted;
- Submit the planning application within 6 months of the licence being granted;
- Commence construction of works within 6 months from the date of planning permission; and
- Complete the works within 24 months from the date of the planning permission.

The Department will reserve the right to terminate the agreement if the developer fails to meet this timescale. On completion of the Development to the satisfaction of the Department, the developer will be granted a leasehold interest by way of a 999 year lease.

5.2 Prospective developers should make their own enquiries as to the existence of any physical encumbrances and to the suitability of the site for any particular purpose.

5.3 The developer will be required to produce all necessary plans and construction documents, obtain all necessary permissions and consents, erect and maintain all buildings, control building operations, abide by all by-laws and regulations, pay taxes, rates, fees and other outgoings including insurance.

5.4 The Department may at any time before a legally binding contract is entered into withdraw from this selection process and will not be responsible to bidders for any expense or loss incurred.

6. Submission of Proposals

6.1 Prospective developers should submit **4 copies** of their proposal document (including supporting drawings) to the Department at the address below by not later than **12pm, 9 May 2019**.

6.2 Proposals should be submitted in a sealed envelope marked “Development Site at Girdwood Park, Belfast - “Commercial in Confidence” to

The Girdwood Park Project Team
Belfast Regeneration Directorate
4th Floor, Lighthouse Building
Gasworks Business Park
Ormeau Road
Belfast
BT7 2JB

Please note that proposals received after the closing date will not be considered and proof of postage will not be accepted as proof of delivery. Receipt of any proposal will be acknowledged by the Department within 5 working days.

6.3 The proposal document should include the following:

- A clear statement of proposed uses for the site including the design philosophy, the rationale behind the uses of internal and external spaces and the relationship with the Girdwood Masterplan Regeneration Proposals

and the surrounding streetscape.

- A clear statement of how the proposal meets the Design Brief in terms of the following objectives:

Objective 1 Planning and Design

- Diagrammatical drawings illustrating the broad scope of the proposal including:
 - > a sketch layout of the site at 1:200 scale on an adequately surveyed base plan showing the position of the building, the type and means of access, proposed boundary treatment including space for bin store for adjoining premises if applicable;
 - > sketch layout plans for the building on a 1:100 scale indicating the disposition of uses within the development;
 - > sketch elevations and sections at 1:100 scale in sufficient detail to indicate the conceptual architectural form including use of materials and standard of finishes; and,
 - > at least one perspective showing the relationship of the proposed development to surrounding buildings and features.

Objective 2 Regeneration Impacts

- Evidence of positive regeneration impacts including improvement to

the quality of the local environment, contribution to the local economy, job creation, provision of services to local communities and support for entrepreneurship.

- Evidence of how the proposal promotes development of the site as a ‘mixed use economic’ proposal as outlined in the Girdwood Masterplan Conceptual Framework 2012 and as a shared space, accessible to and engaging with all community backgrounds and
- Community Engagement Plan – identifying opportunities to engage with the local community.

Objective 3 Economic Sustainability

- The estimated development costs (at current rates), including an allowance for the site acquisition costs, building costs, professional fees, financial costs and developer’s profit.
- The estimated rental and capital value of the building or each unit (as appropriate) on completion.
- Developer’s proof of funds and financial ability to deliver the proposal.

Objective 4 Environmental Sustainability

- Evidence of environment sustainability and proposed use of sustainable materials.

Objective 5 Accessibility and Equality of Opportunity

- Evidence of accessibility to all and equality of opportunity for all in

relation to both users and potential employment opportunities.

Timescale for Development

- The estimated start and completion dates for the development.

Developer Experience

- Précis of the developer’s relevant past experience and/or capability to undertake work and manage the property. (To include up to 4 of the most relevant pieces of experience of working in similar projects in the past 5 years)
- Any other supporting information which the developer feels may commend them for further consideration.

6.4 Please note that costly design work should not be undertaken at the initial stage.

6.5 The submitted proposal documents will be treated as private and confidential between the developer and the Department, however, those submitting proposals should be aware that the Department is fully compliant with the Freedom of Information Act. Unless an exemption provided for under the Act is applicable, a public authority will be obliged to disclose requested information. Bidders are asked to consider if information supplied in the course of this competition should be withheld from disclosure because of commercial sensitivity and to note documents accordingly.

7. Selection of a Developer

- 7.1 Development proposals will be considered by an assessment panel comprising members appointed by the Department of appropriate standing and professional expertise. The assessment criteria for this development, including the relevant weighting, are included at **Appendix A** for information.
- 7.2 After the initial assessment, it may be necessary to shortlist proposals for further consideration.
- 7.3 Following the selection of a development proposal, a formal response will be made to all competitors, and work will then proceed on the legal formalities with the Department's preferred developer.
- 7.4 The Department is not bound to accept any proposal submitted and will only consider proposals which fully meet the objectives outlined above.

8. Urban Development Grant

- 8.1 Urban Development Grant is a discretionary grant paid under the Provision of the Social Need (NI) Order 1986. Its objective is economic and physical regeneration of areas of need by stimulation of private enterprise and investment. For physical development projects, the amount of grant offered will be the minimum necessary to trigger a scheme. This will usually take the form of a cash grant to cover the funding gap or shortfall between the cost of the development and its value on completion.
- 8.2 All development proposals should indicate any requirement for Urban Development Grant assistance. **However, it should be noted that the Department is currently not accepting applications for UDG assistance.**
- 8.3 For further information on Urban Development Grants please contact Belfast Regeneration Directorate: Physical Development Branch on 028 9082 9243.

9. Disclaimer

9.1 While every care has been taken in compiling the information contained in this document, the Department can give no guarantee as to the accuracy thereof. All information is given on the understanding that it will not be construed as part of a contract, conveyance or lease.

9.2 The site should be taken as found and no warranty or guarantee is given by the Department as to the suitability of the site for any particular purpose. Enquirers must satisfy themselves as to the descriptions and measurements. The identification and, if necessary, relocation of any services such as water, electricity, telephone, gas and sewage or any other encumbrances which may be located in, on, or over the sites will be the sole responsibility of the developer and at the developer's own expense.

10. Further Queries

10.1 If you require any further clarification on this Development Brief, please contact Belfast Regeneration Directorate office on telephone: 028 9025 0987.

Appendix A: Assessment Criteria

CRITERIA	CONSIDERATIONS	WEIGHTING
PLANNING AND DESIGN	Considerations will include but may not be limited to: site layout, visual impact and enhancement to the area, compliance with general and specific design considerations identified in the brief, and congruence with planning priorities and permissions.	20
REGENERATION IMPACTS	Considerations will include but may not be limited to evidence of positive regeneration impacts (e.g. improvement to quality of local environment, contribution to local economy, job creation, inclusion of adjacent properties, development and use of the site as a shared space, and how it complements the Department's proposals for the regeneration of Girdwood Park) and a proactive Community Engagement Plan.	20
VIABILITY OF SCHEME/ ECONOMIC SUSTAINABILITY	The viability of the entire scheme, taking into account the purchase price offered,* development costs identified, ability to self-finance, projected rental and capital value.	20
ENVIRONMENTAL SUSTAINABILITY	Considerations will include, but may not be limited to, evidence of environmental sustainability.	5
ACCESSIBILITY & EQUALITY OF OPPORTUNITY	Considerations will include but may not be limited to: accessibility by all users, promotion of equality of opportunity and good relations between and within groups identified under Section 75 of the Northern Ireland Act.	5
TIMESCALE FOR DEVELOPMENT	Potential developers should demonstrate that development will be carried out within a timescale of 36 months (including planning permissions) from the date of the development agreement.	5
DEVELOPER EXPERIENCE	Evidence that other projects have been completed satisfactorily?	5

* The Department is obliged under Managing Public Money (NI) to ensure that the consideration received for development land is the best that can reasonably be obtained.

Appendix B: Key Site Requirements - Planning

Extract From Belfast Metropolitan Area Plan 2015 (BMAP)

Zoning BT 003

Mixed Use Site, Land at Crumlin Road including Girdwood Barracks

12.53 hectares of land are zoned at Girdwood Barracks for mixed use as identified on Map. No.4/001-Belfast City.

Key Site Requirements:

- Development shall only include the following uses:
 - Classes B1 (a), b) and (c) , B2, B3 and B4 - Industrial and Business Uses. Class B1 (a office use will be restricted to within the existing Crumlin Road Gaol and Courthouse buildings only;
 - Class D1 - Community and Cultural Uses;
 - Class C1 - Dwelling houses: Residential development on a portion of the site provided this meets an identified housing need and occupies a proportion of the site such as will not prejudice its use primarily for employment purposes; and
 - Class C3 (a) and (b)-Residential Institutions

The above Use Classes are as defined in the Planning (Use Classes) Order (Northern Ireland) 2004.

- Development of the site shall only be permitted in accordance with an agreed overall comprehensive masterplan for the site to be agreed with the Department. This shall outline the design concept, objectives and priorities for the site and shall include an appropriate mix of uses;
- The design and layout of any development scheme on this site shall acknowledge and enhance the character of the listed buildings (Crumlin Road Gaol and Courthouse) and their settings;
- Buildings shall exhibit variety in their elevational treatment and heights, and particular consideration shall be given to views into the site;
- A comprehensive landscaping scheme for the proposed development shall require to be submitted with any planning application for development and agreed with the Department. This shall include all of the following:

- A 3-5 metre belt of buffer planting consisting of trees and shrubs of native species shall be planted along the northern and western boundaries of the site to protect the amenity of the adjacent residential properties;
- The existing vegetation on the eastern boundary shall be retained and supplemented with trees and planting of appropriate native species to provide screening for the development; and
- A detailed planting plan and programme of works shall be provided for all new planting in relation to boundary definition and additional high quality landscaping proposals within the site; and
- Positive longterm: Landscape management proposals shall be required to mitigate and integrate any development and to protect and maintain the landscaping on the site. An Article 40 Agreement may be required to ensure delivery of this in accordance with the Department's requirements.

Available in alternative formats.

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