



Take Back The City

Mackies site, West Belfast

Masterplan Update

Site Information & Design Principles

January 2024



Matthew
Lloyd
Architects

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Executive Summary

The **Take Back The City** project creates up to 725 brand new homes (across all land ownerships) and 12,000m² of new employment space. The project has arisen out of a long standing campaign by the human rights network **Participation and the Practice of Rights** (PPR), working with local people, to encourage the building of much needed affordable homes in Belfast.

In 2022 PPR ran an international design competition to seek proposals for the redevelopment of the redundant Mackies industrial site in West Belfast, which was subsequently won by the London-based firm of **Matthew Lloyd Architects** (MLA).

The principle aims of the competition were to imagine a masterplan containing new homes on the Mackies site, which is owned and managed by **Invest Northern Ireland**

(INI), and also if possible on the adjoining land owned by both the **Department of Communities** (DC) and the developer **Braidwater**.

PPR have now employed MLA to develop its winning competition design, into a formal masterplan proposal for the sites and the results of this work are shown in the following report.

The primary task of this work is to seek to **re-zone** the planning use of the INI industrial land and the DC land, into a mixture of planning uses. In this way, the vacant land can be used in the future for both residential development, as well as industrial and employment uses.

In terms of **residential tenure**, this masterplan proposes several types of residential buildings, including General Needs, Sheltered, Co-living

(mostly for single people) and Co-housing. Overall, we estimate that this should provide homes for around 2,500 people.

For the **employment/industrial uses** envisaged across this masterplan, we propose that this should equal the quantum of space that INI has always planned in this location. However, we do not think that this is naturally a heavy industrial site and this is evidenced by the land's vacancy over the past twenty years. So instead, we see **light industrial** (eg. workshops and maker spaces), along with the creative industries, B1 offices and artist studios here.

We are also envisaging other **community uses** on the site, such as an Arts Centre and public square, cafes, a local supermarket, small shops and a public footbridge over the Forth Valley.

In terms of **sustainability**, we think this project can be very ambitious. We plan a City Farm, allotments, and extensive gardens, all linked to the recently completed Greenway, which will in turn act as an urban park for the enjoyment of the new residents and workers in this place.

We also plan a small hydro-electric power plant in the valley, **Passive Haus** homes and as much on-site renewable capacity as possible.

Along with this, we will create a site-wide **Sustainable Urban Drainage System** (SUDS) across all the land and using the site's unique topography. We are also significantly 'greening' the site with proposals for the planting of hundreds of new trees and a new urban landscape, which we see as a new '**Garden City**' for Belfast.

1 Existing Site Analysis

Existing Overview

The Mackies site and its wider context



Site Birds-eye View



Site Landscape



Existing greenway works

Matthew Lloyd Architects



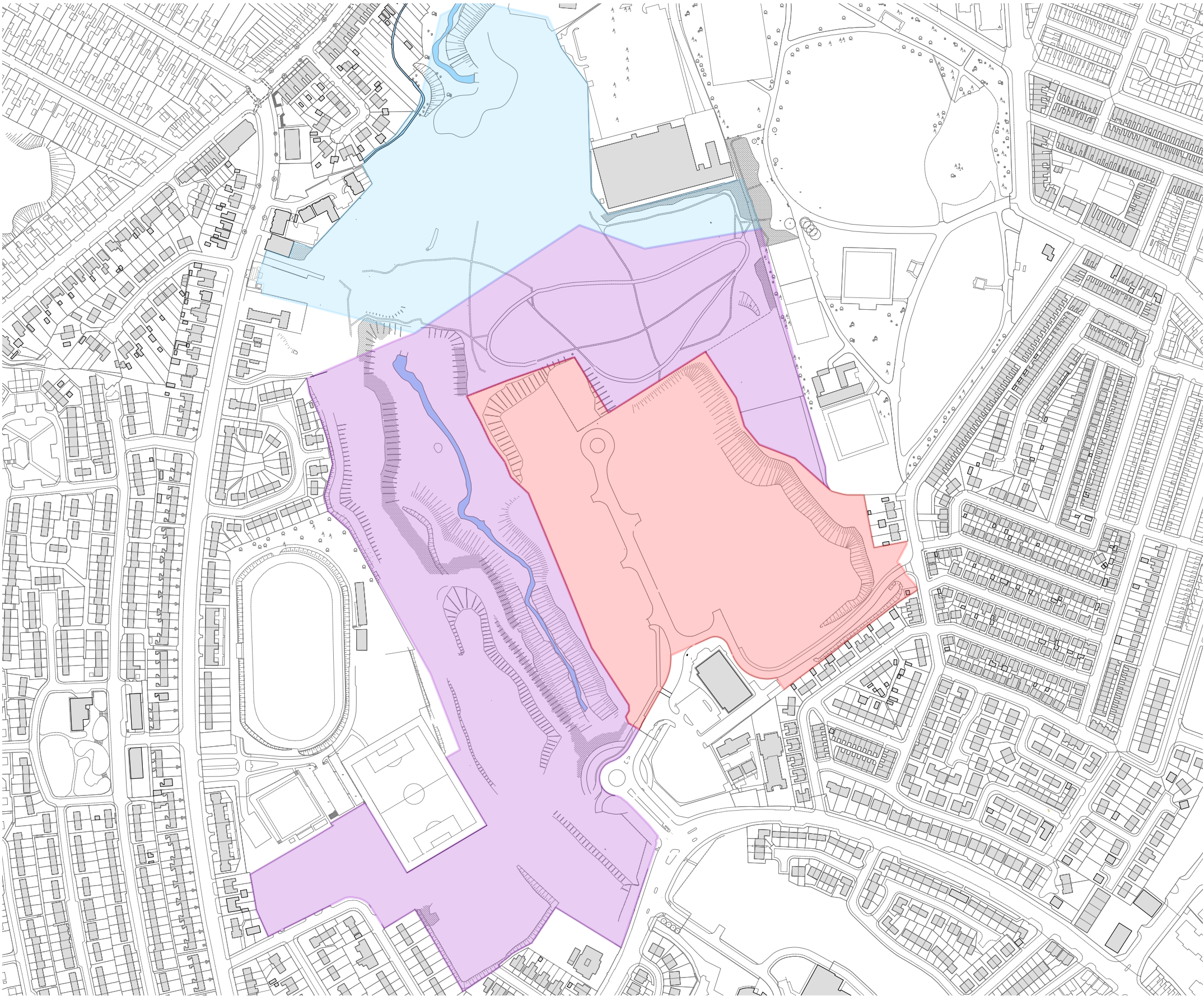
Existing Site - Ownerships

KEY:

INI Land

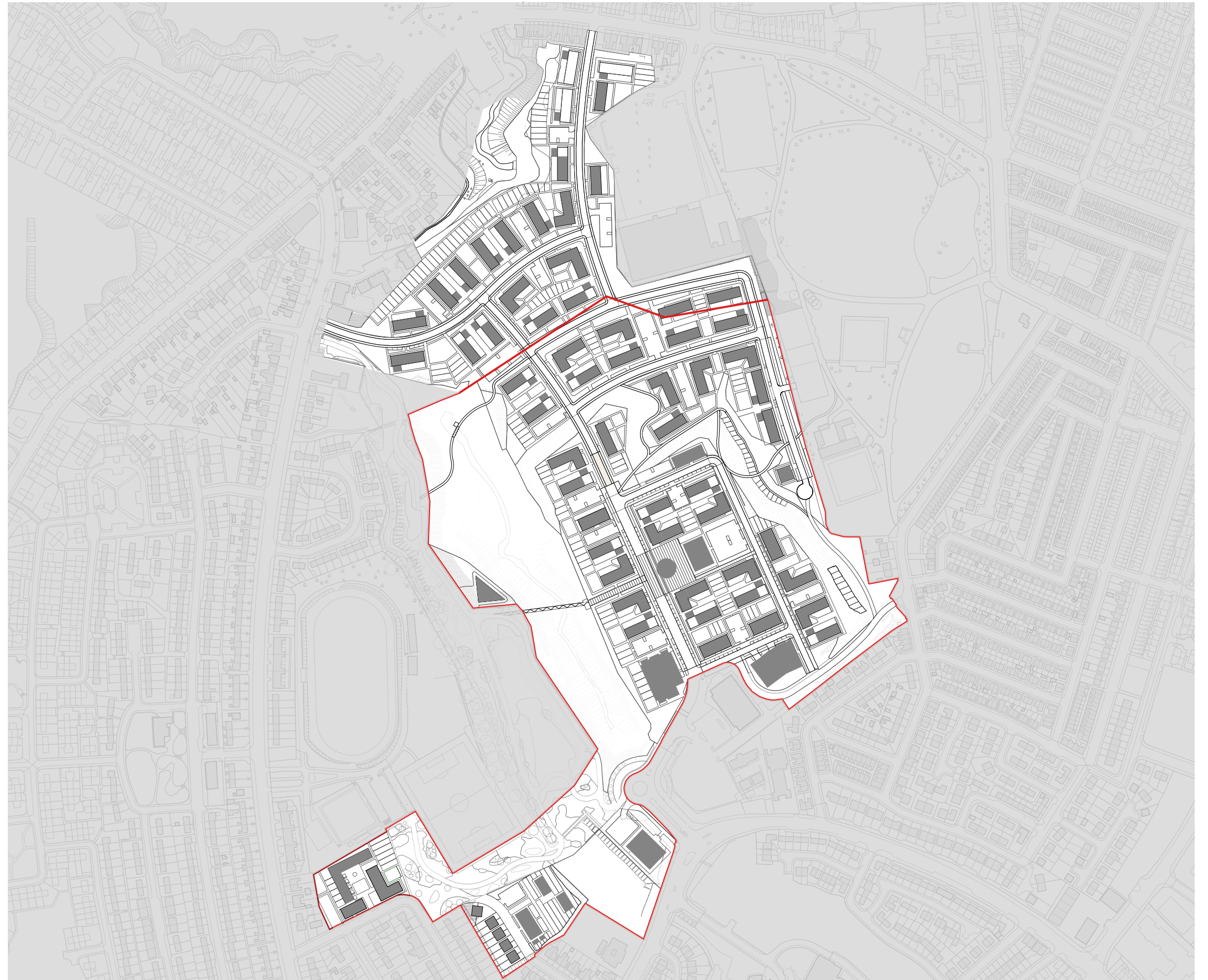
DfC Land

Private: Braidwater

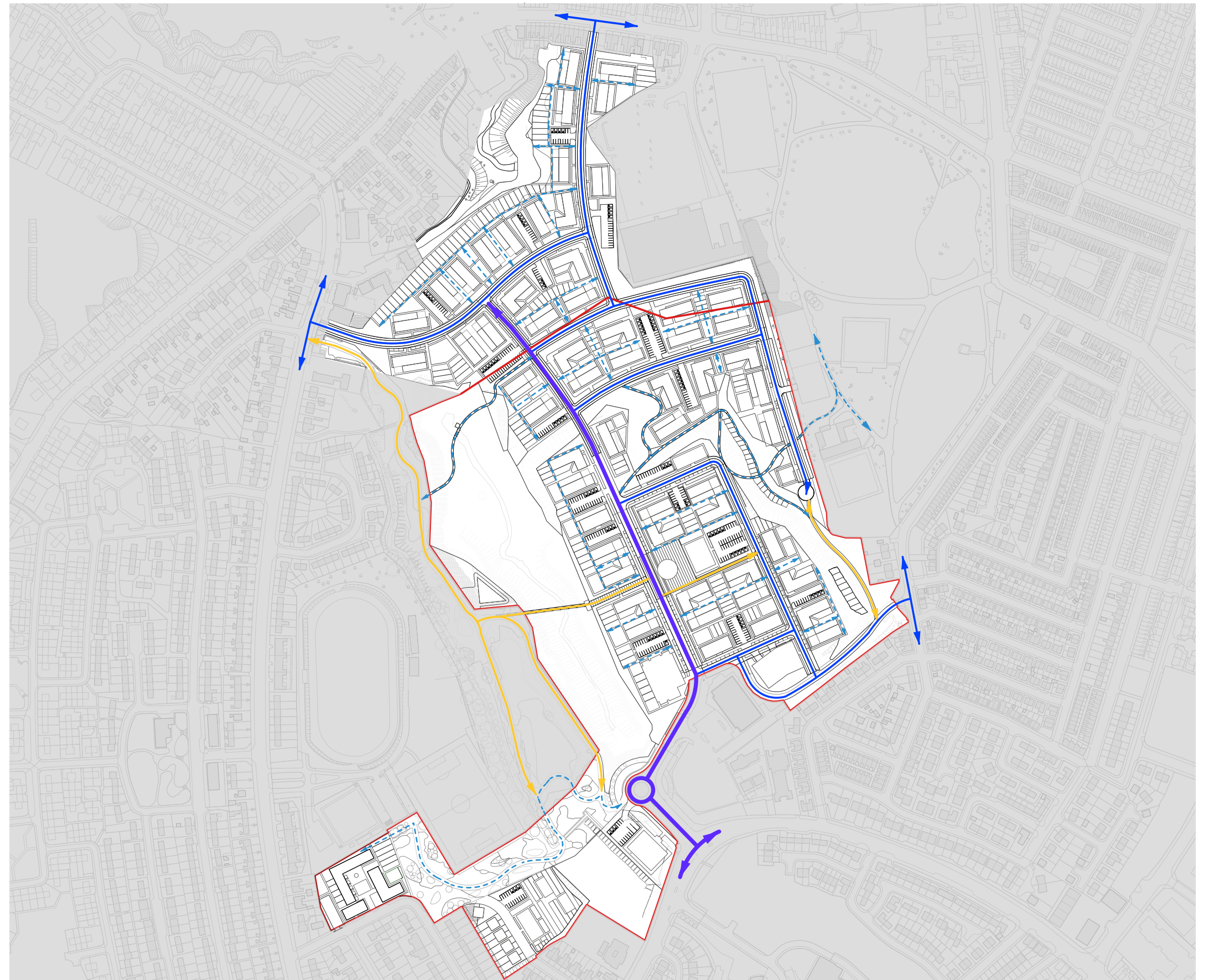


2 Concept Design

Concept Design - Extent of Masterplan



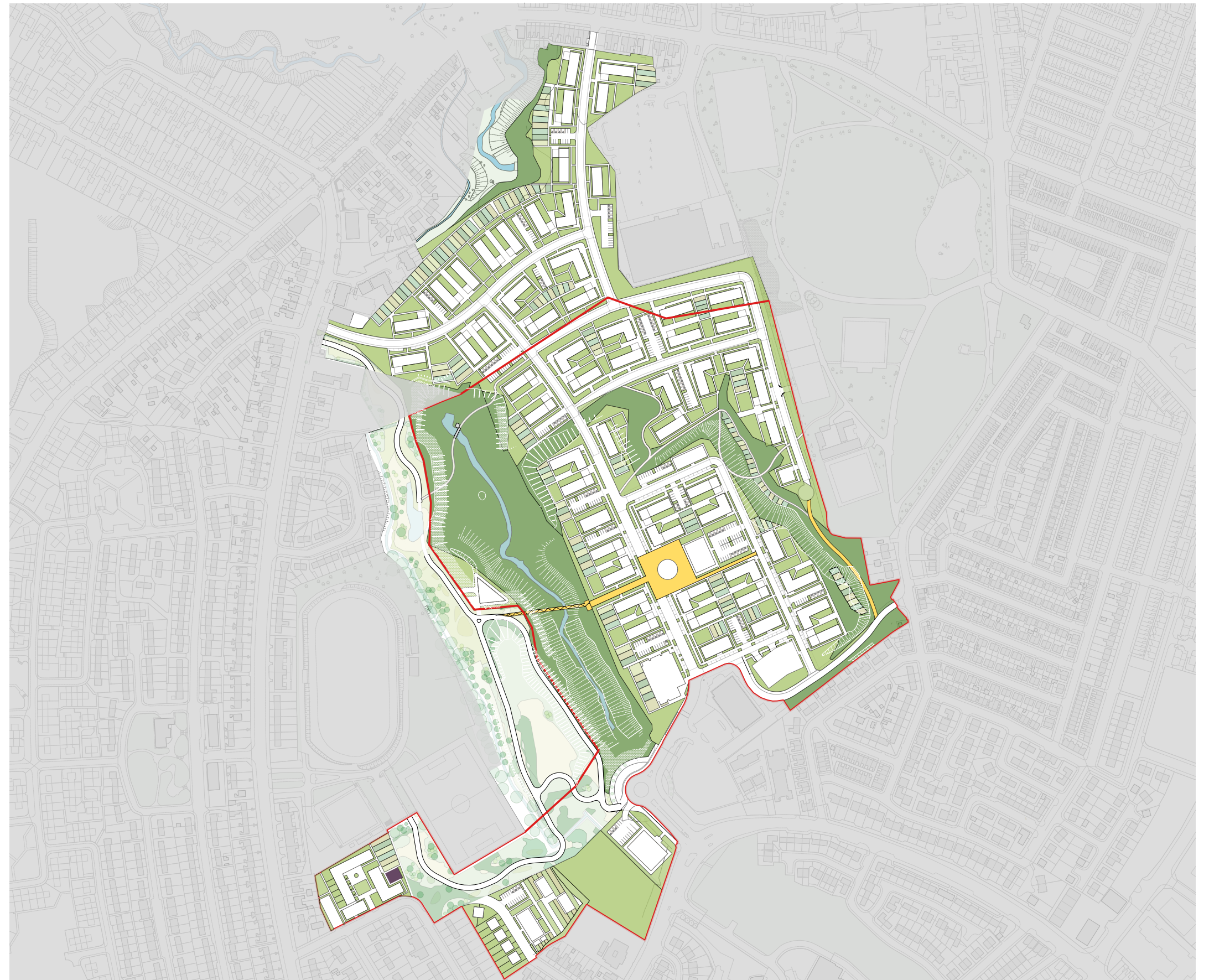
Concept Design - Connectivity







KEY:

- Primary Roads
- Secondary Roads
- Pedestrian Paths
- Cycle & Pedestrian Paths

Concept Design - A Garden City

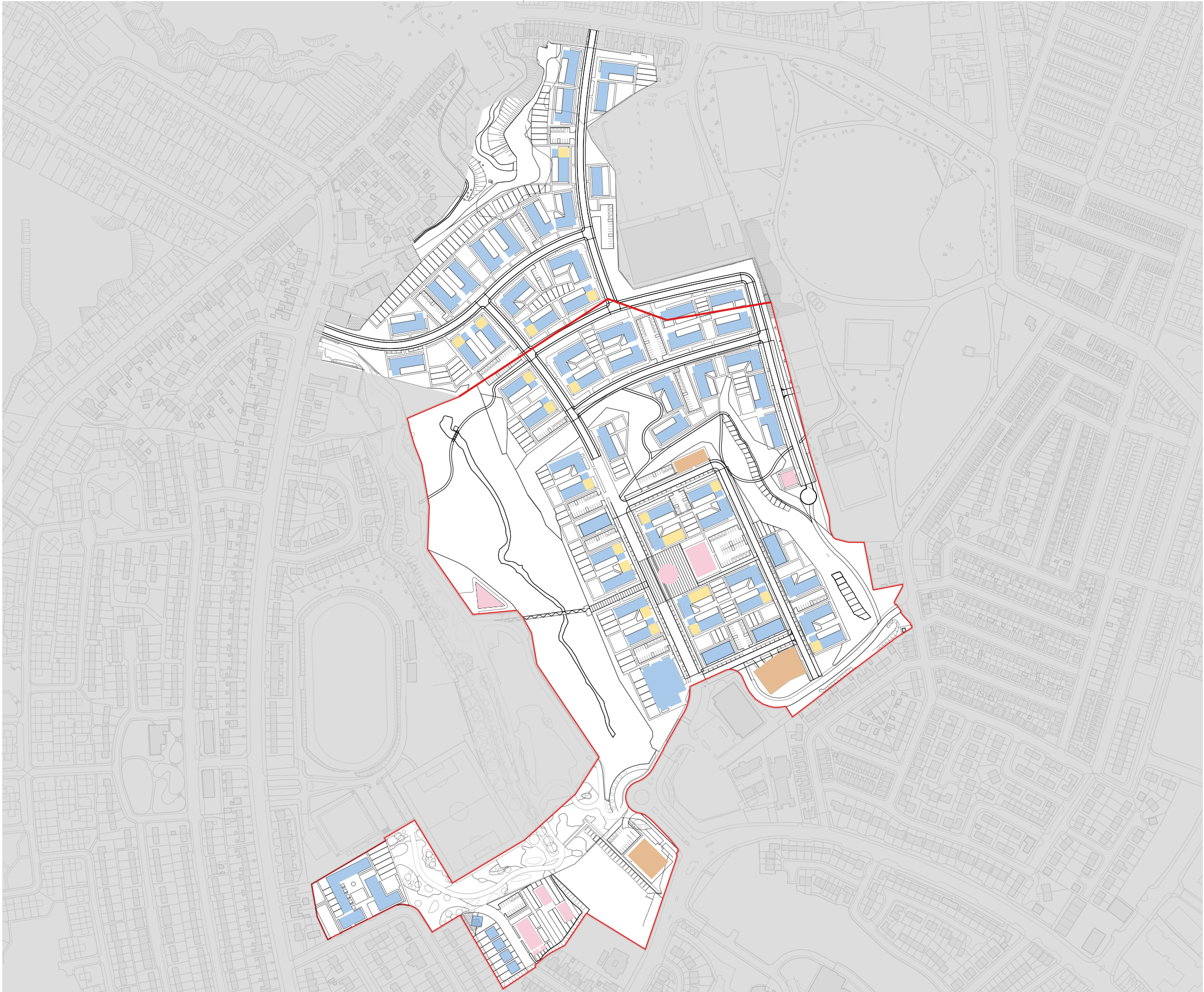


KEY:

-  Parks & Green Space
-  Cycle/ Pedstrian Paths
-  Playgrounds
-  Allotments

Concept Design - Uses

- KEY:
- Residential
 - Community
 - Commercial
 - Light Industrial



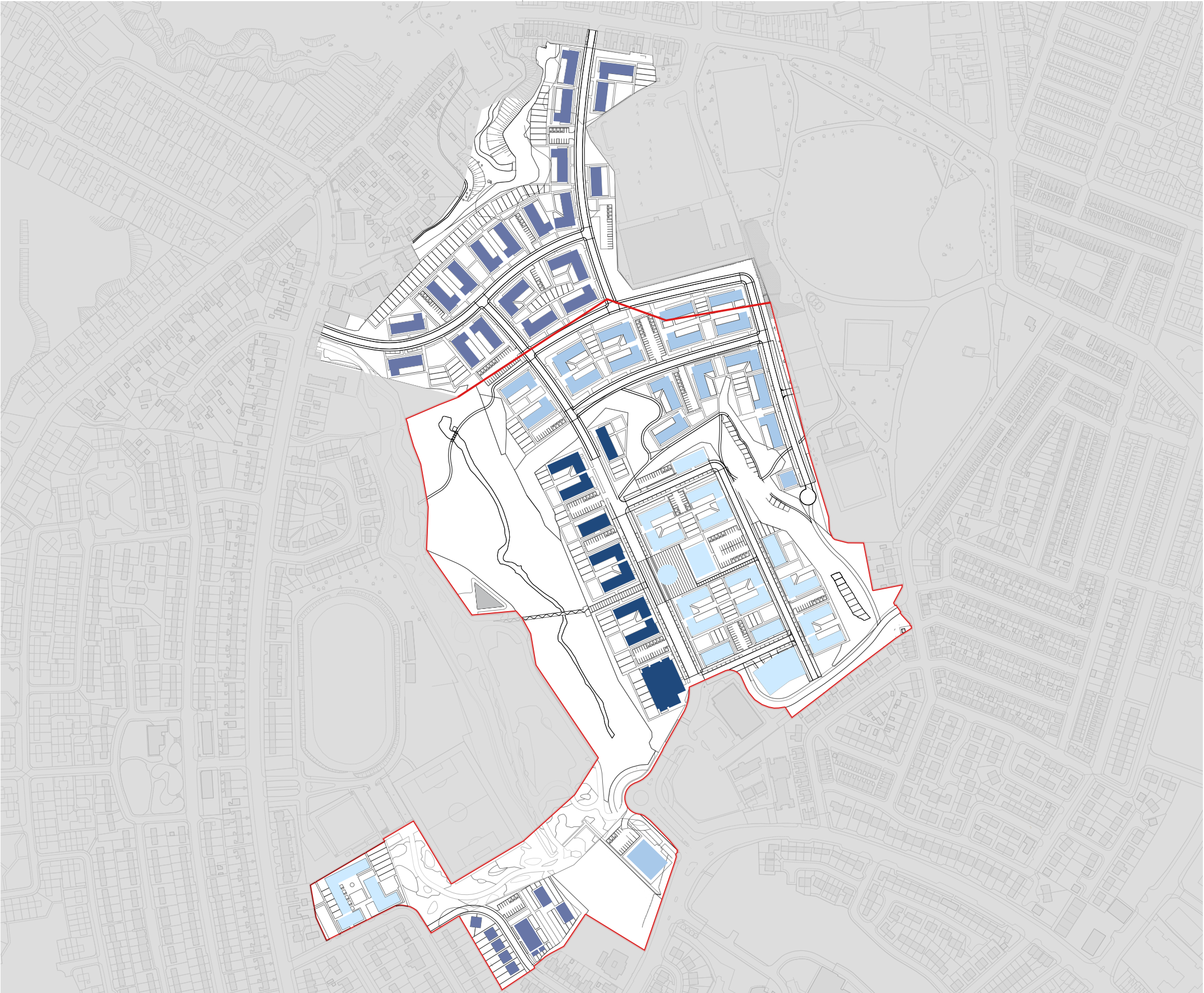
Concept Design - Phasing

OUTPUTS

- Phase 1:
211 new homes
- Phase 2:
173 new homes
- Phase 3:
177 new homes
- Phase 4:
164 new homes

KEY:

- Phase 1
- Phase 2
- Phase 3
- Phase 4










3 Proposed Masterplan

Masterplan Overview

OUTPUTS (excl. Braidwater)

- Total of 530 New Homes
- Co-Housing Scheme with communal amenities
- Co-Living/Temporary Housing Residential Block
- City Farm
- Central Market Square
- Central Arts Centre
- 11,990sqm Total Employment Use

KEY:

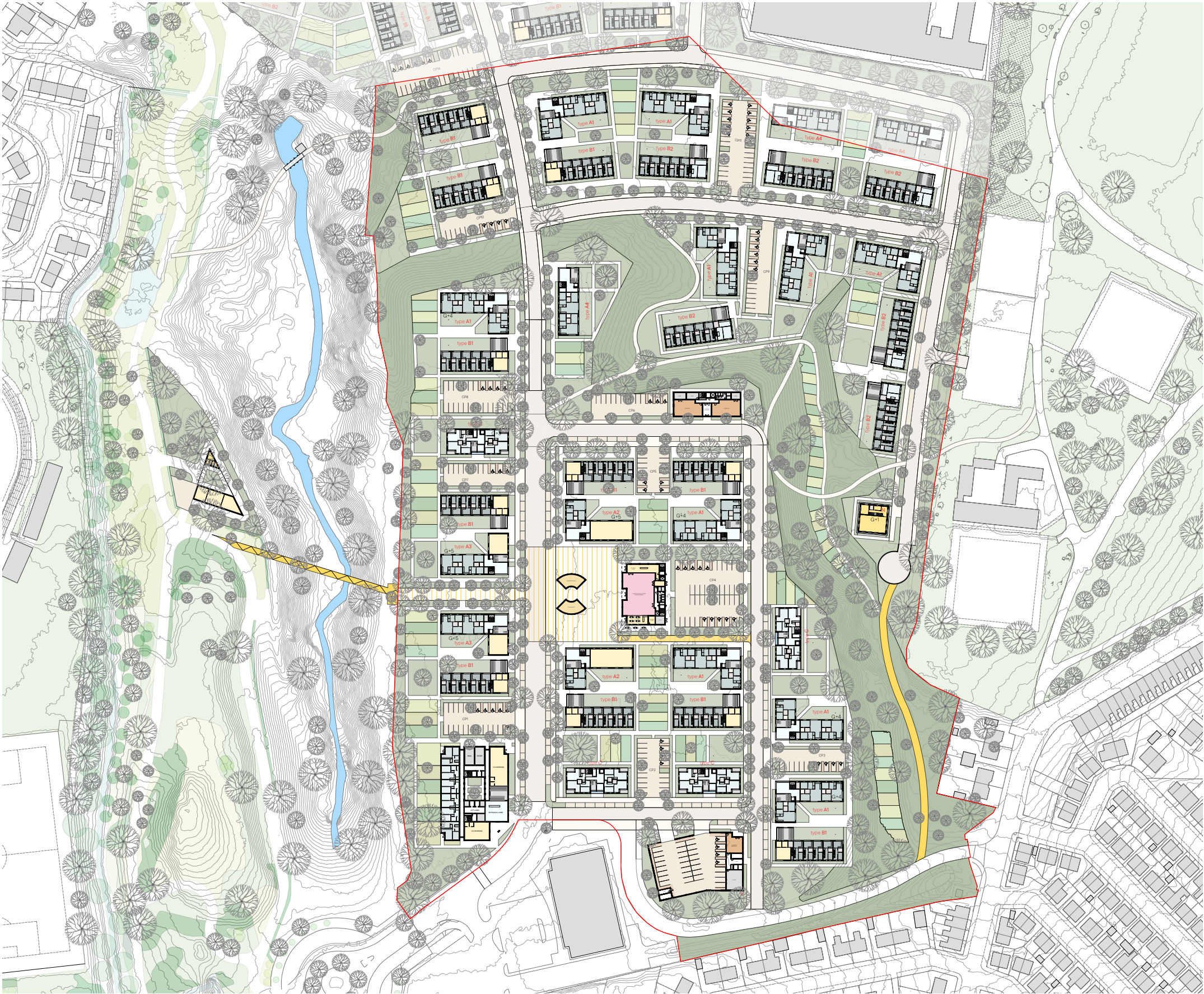
 Residential	 Existing
 Community	 Car Parking
 Commercial	 Landscape
 Industrial	 Allotments



Masterplan - Mackies Site

OUTPUTS

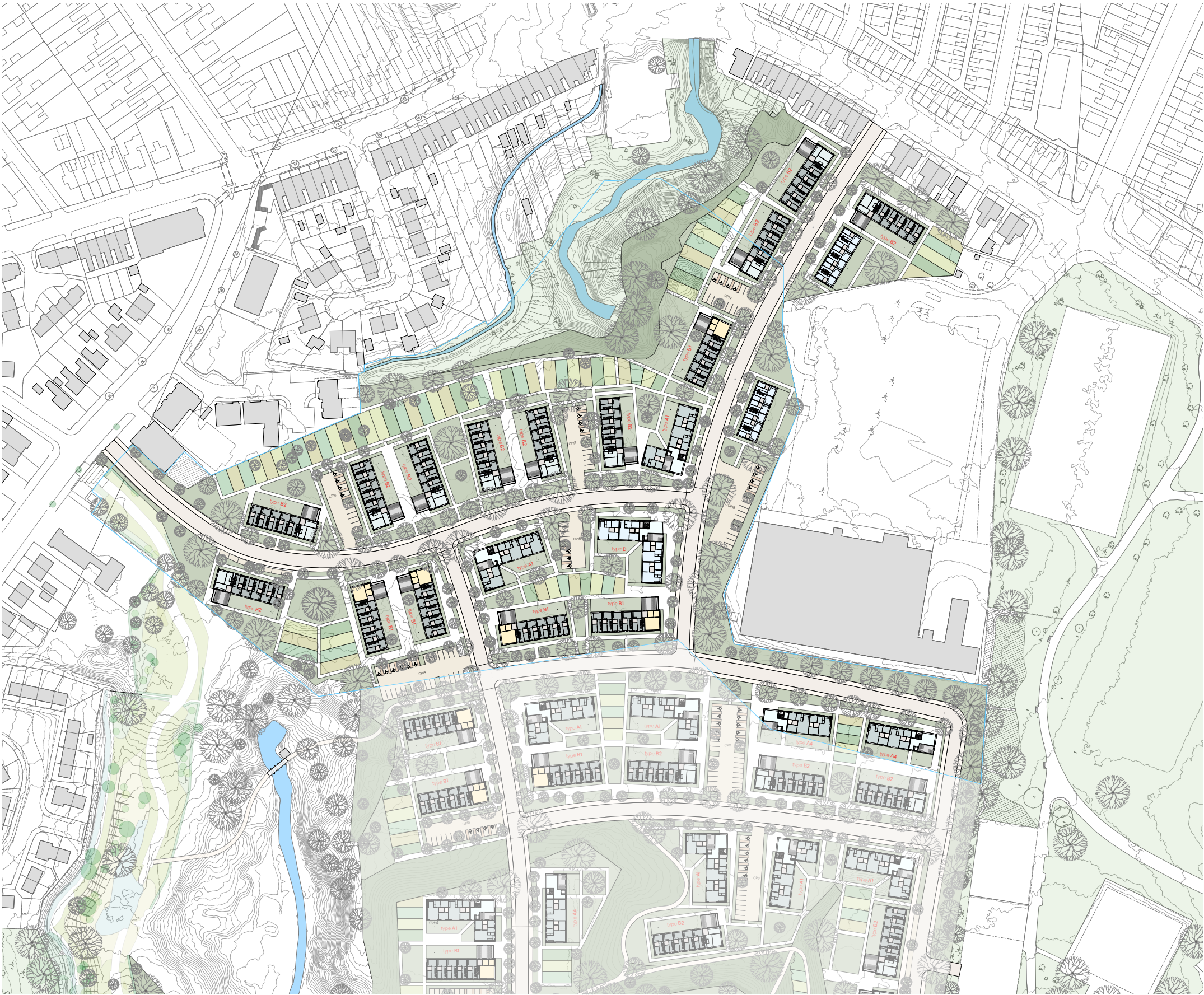
Total Homes:	530
<hr/>	
Apartments:	327
Houses:	293
Co-Living:	67 flats
Co-Housing:	6 houses + 39 flats
GEA Resi:	62,080 sqm
GEA Employment Use:	11,990 sqm



Masterplan - Braidwater

OUTPUTS (excl. Mackies Site)

Total Homes:	195
Apartments:	19
Houses:	86
GEA Resi:	29,431 sqm



Area Schedule

TBTC AREA SCHEDULE

Residential Use													
BLOCK	STOREYS	UNITS	GEA (Resi) sqm	GEA (Commercial) sqm	USE CLASS	1B2P	1B2P M4(3)	2B3P	2B4P	2B4P M4(3)	3B5P	3B5P M4(3)	4B6P
A1	5	17	2,161	0	C1	4		4	6	3			
A2	5	15	927	65	C1	4		4	6	1			
A3	5	16	2,060	101	C1	4		4	6	2			
A4	5	14	1,650	0	C1	4		4	4	2			
B1	3	6	928	65	C1						1		5
B2	3	7	993	0	C1	1				1			5
C	4	16	1,440	0	C1	10				6			
F (SEMI-DET.)	2	2	217	0	C1								2
CL	6	67	7,207	246	C2	1B2P	STUDIO	2B3P	2B4P	2B4P M4(3)	3B5P	3B5P M4(3)	4B6P
CH1	2	5	598	0	C1	40	10	12	4		1		
CH2	3	11	1,350	0	C1						5		
CH3	3, 4	19	1,881	0	C1	3			5	1	2		
CH4	3	0	0	611	C1	8		1	6	1	3		

QUANTITY	TOT UNITS	GEA TOT (Resi) sqm	GEA TOT (Commercial) sqm
10	170	21,610	0
2	30	1,854	130
2	32	4,120	202
1	14	1,650	0
11	66	10,208	715
6	42	5,958	0
4	64	5,760	0
5	10	1,085	0
TOT:	428	52,245	1,047
1	67	7,207	246
1	5	598	0
1	11	1,350	0
1	19	1,881	0
1	0	0	611
TOT:	530	63,281	1,904

Employment Use													
BLOCK	STOREYS	GEA sqm	USE CLASS	PARKING ZONE	SPACES	M4(3)	Other	USE CLASSES DEFINITIONS (as per NI Planning):					
J	5	1,880	B2	CP6	10	3		A1	Shops				
K	4	2,994	B2	GF BLOCK K	28	4		B2	Light Industrial				
L (PAVILION)	1	314	A1	CP4	-	-		C1	Dwellinghouses				
M (SHOPPING)	3	2,400	A1/B2	CP13	10	3	2	D1	Community & Cultural Uses				
N (NURSERY)	2	316	D1	-	-	-							
O (ARTS CENTRE)	4	2,552	D1	CP4	28	10							
P (CITY FARM)	1	430	D1	CP12	14	3							
TOT:		10,886			90	23							

GEA TOT (Empl. + Comm.) sqm
11,990

Braidwater

BLOCK	STOREYS	UNITS	GEA (Resi) sqm	GEA (Commercial) sqm
A1	5	17	2,161	0
A4	5	14	1,650	0
B1	3	6	928	65
B2	3	7	993	0
D	5	20	2,575	0
E	3	6	1,699	0

1B2P	1B2P M4(3)	2B3P	2B4P	2B4P M4(3)	3B5P	3B5P M4(3)	4B6P
4		4	6	3			
4		4	4	2			
					1		5
1					1		5
7		4	7	4			
							6

TOT WITH BRAIDWATER

QUANTITY	TOT UNITS	GEA TOT (Resi) sqm	GEA TOT (Commercial) sqm
2	34	4,322	0
2	28	3,300	0
4	24	3,712	260
11	77	10,923	0
1	20	2,575	0
2	12	3,398	0
TOT:	195	28,230	260
725		91,511	

Outputs Overview

OUTPUTS (excl. Braidwater)		OUTPUTS (incl. Braidwater)	
Total Homes:	530	Total Homes:	725
Apartments:	327	Apartments:	346
Houses:	293	Houses:	379
Co-Living:	67 flats	Co-Living:	67 flats
Co-Housing:	6 houses + 39 flats	Co-Housing:	6 houses + 39 flats
GEA Resi:	62,080 sqm	GEA Resi:	91,511 sqm
GEA Employment Use:	11,990 sqm	GEA Employment Use:	11,990 sqm

4 Building Types

Residential Blocks

Typical Building Types

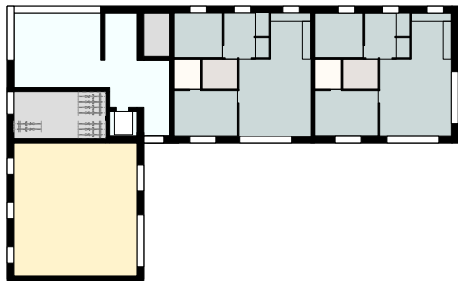
TYPE A



Upper floor

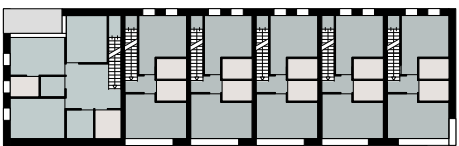


Typical floor

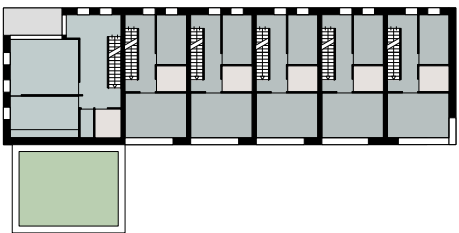


Ground floor

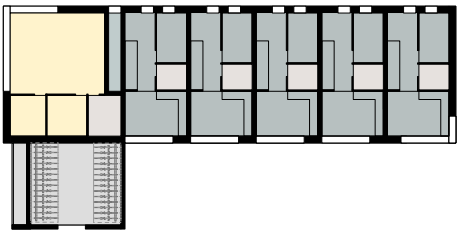
TYPE B



Upper floor

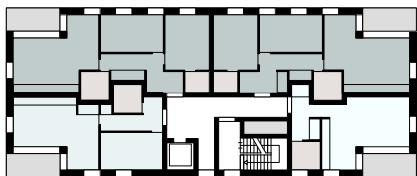


Typical floor

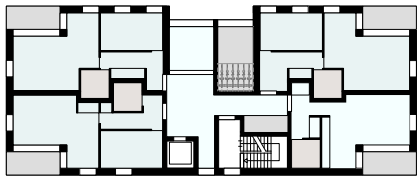


Ground floor

TYPE C



Typical floor



Ground floor

TYPE D



Upper floor

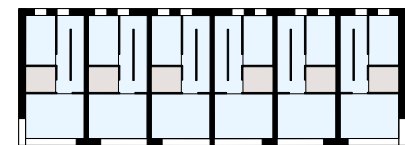


Typical floor

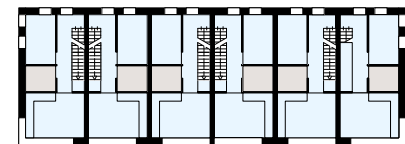


Ground floor

TYPE E

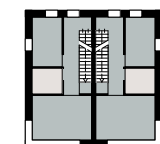


Typical floor

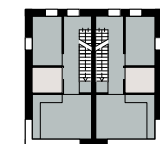


Ground floor

TYPE F



Typical floor



Ground floor

Residential Blocks

Typical Courtyard Cluster

OUTPUTS of a typical cluster:

- 76 new homes
- Shared Car Parking facilities
- Communal gardens & playgrounds
- Communal central allotments

Typical Residential Block A

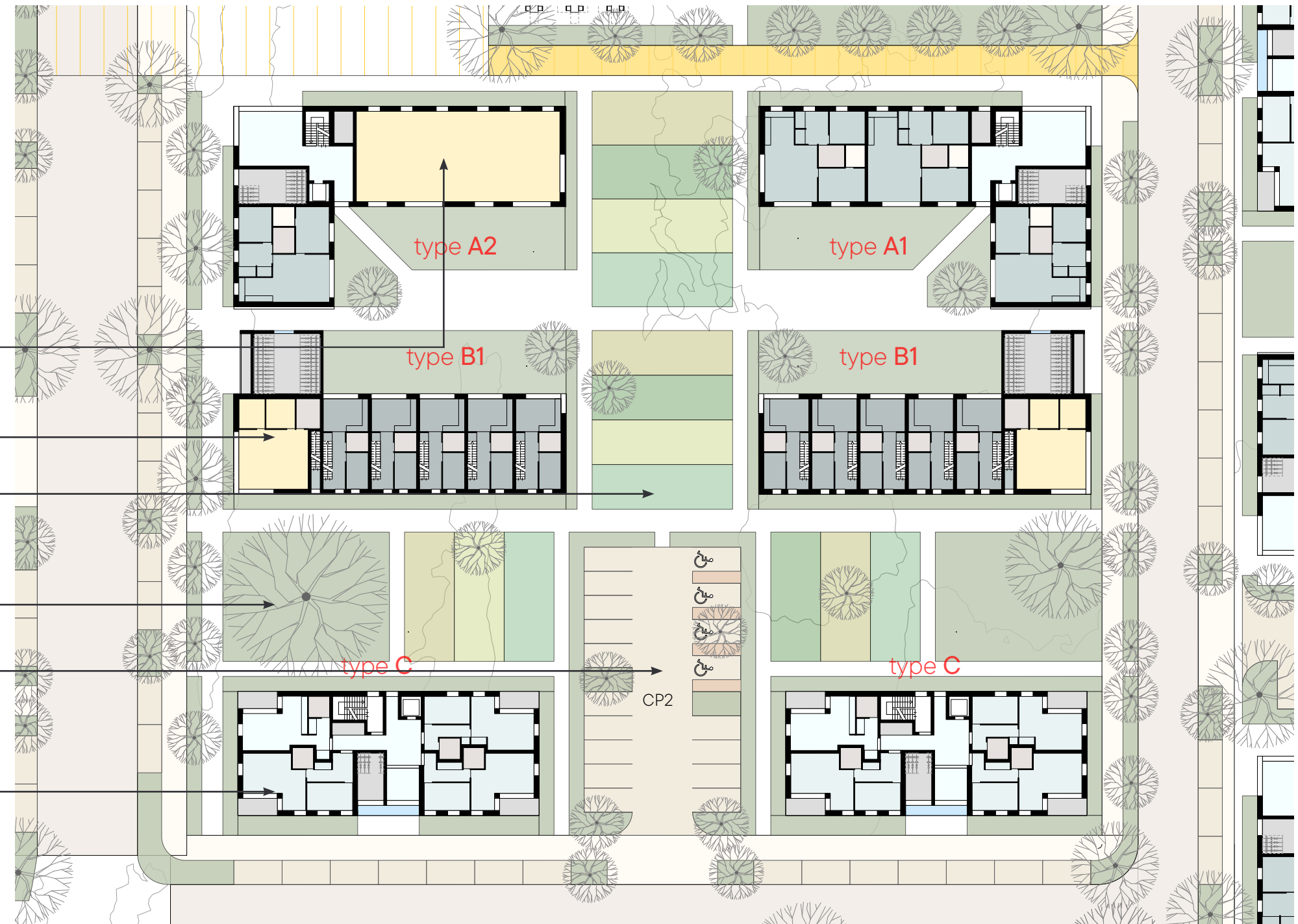
Typical Residential Block B

Communal Allotments

Communal Gardens

Communal Parking

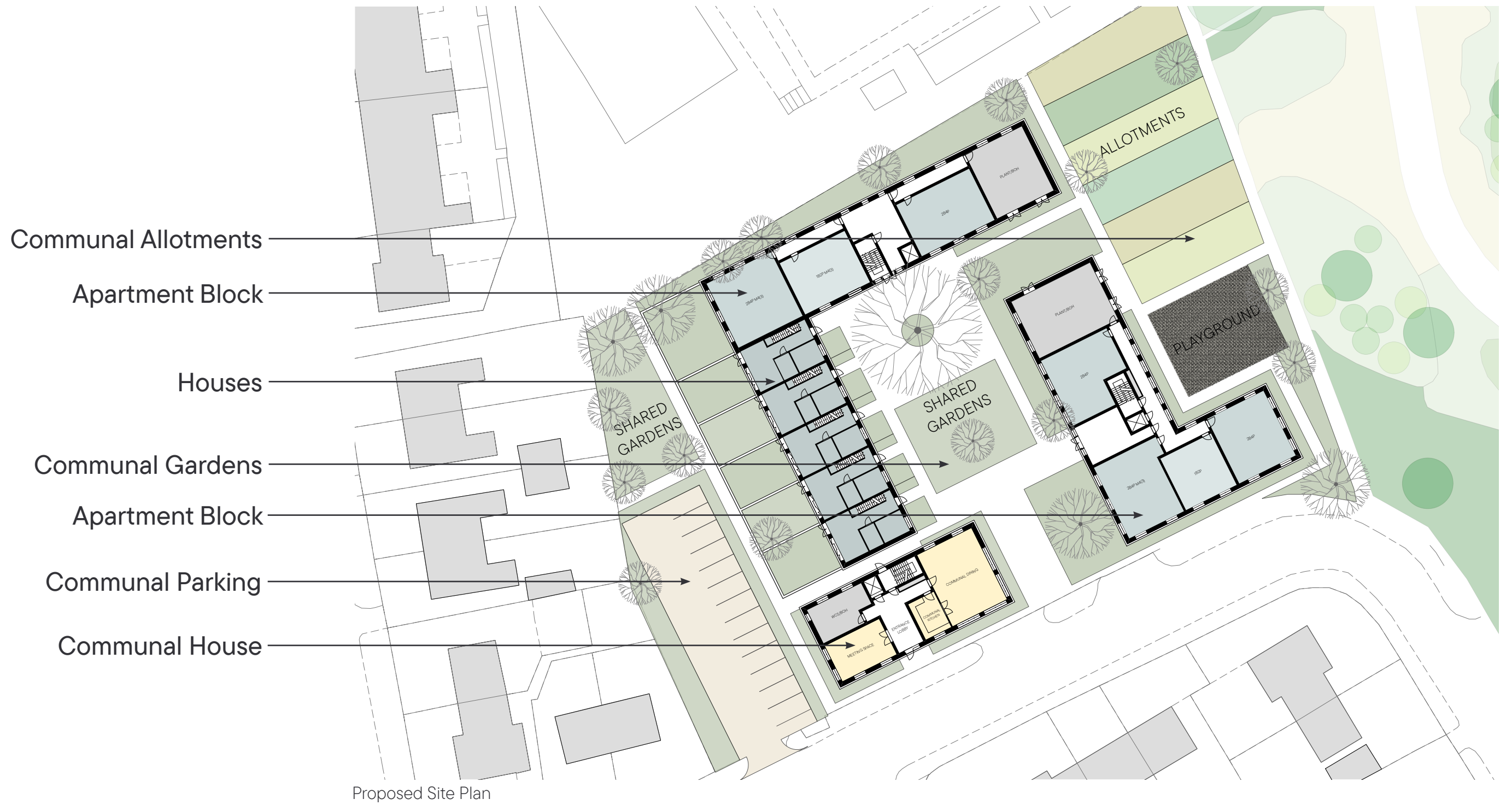
Typical Residential Block C



Typical Courtyard Cluster Site Plan

Co-Housing

Site Plan

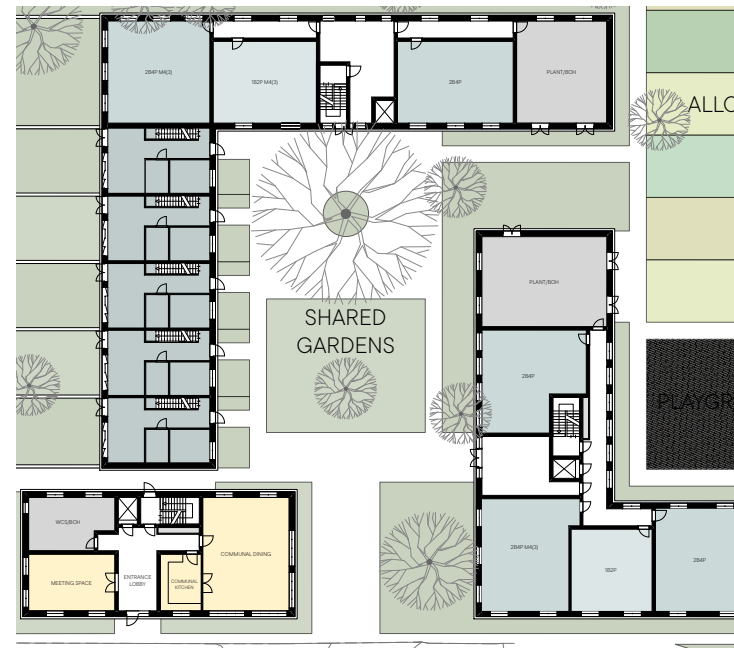


Co-Housing

Proposed Layout Plans

OUTPUTS:

- 6no Terraced Houses with private gardens
- 39no flat units
- Communal House with 6no. guest bedrooms, meeting spaces, communal kitchen & dining
- Communal gardens & playground



Ground Floor Plan



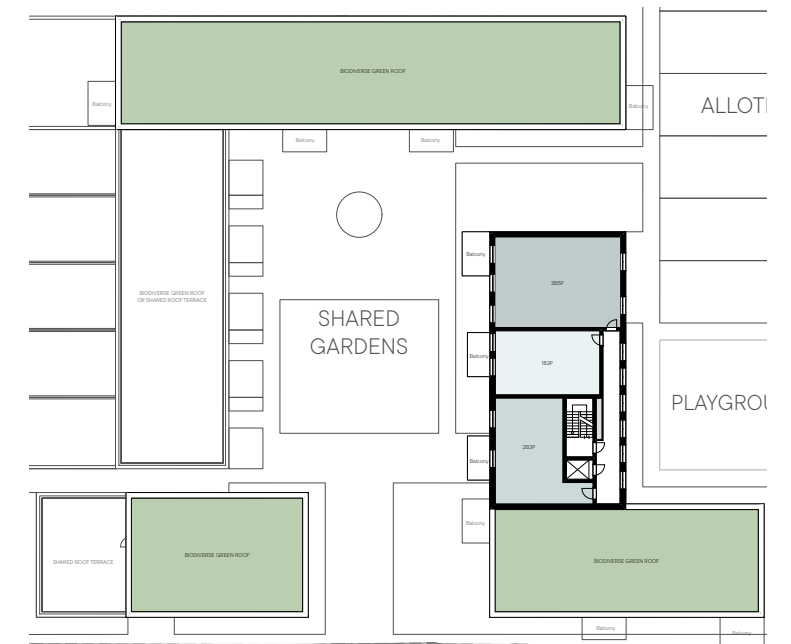
First Floor Plan



Proposed 3D View



Second & Third Floor Plan



Fourth Floor Plan

Co-Living
Site Plan



Co-Living

Proposed Layout Plans

OUTPUTS:

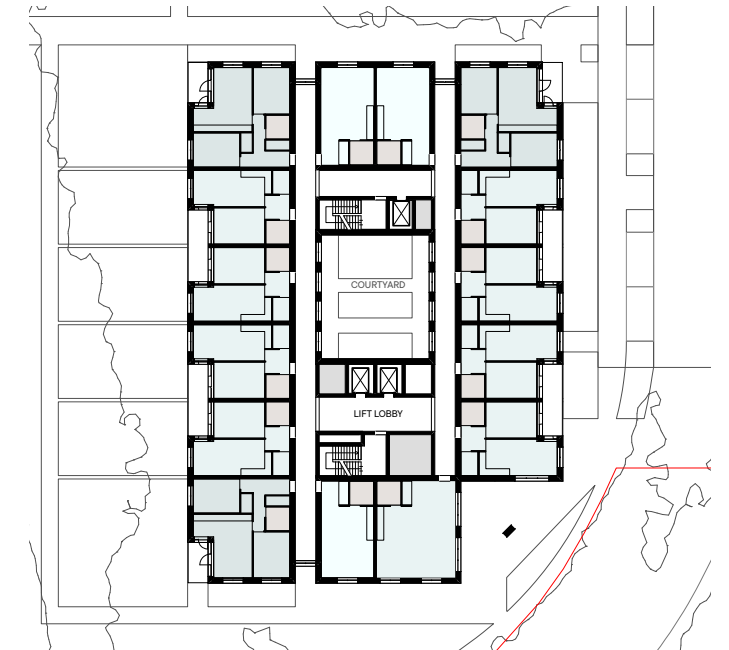
- 67 new units, mixed sizes
- Ground Floor Co-Working Spaces
- Central courtyard and shared gardens



Proposed 3D View



Ground Floor Plan



First Floor Plan



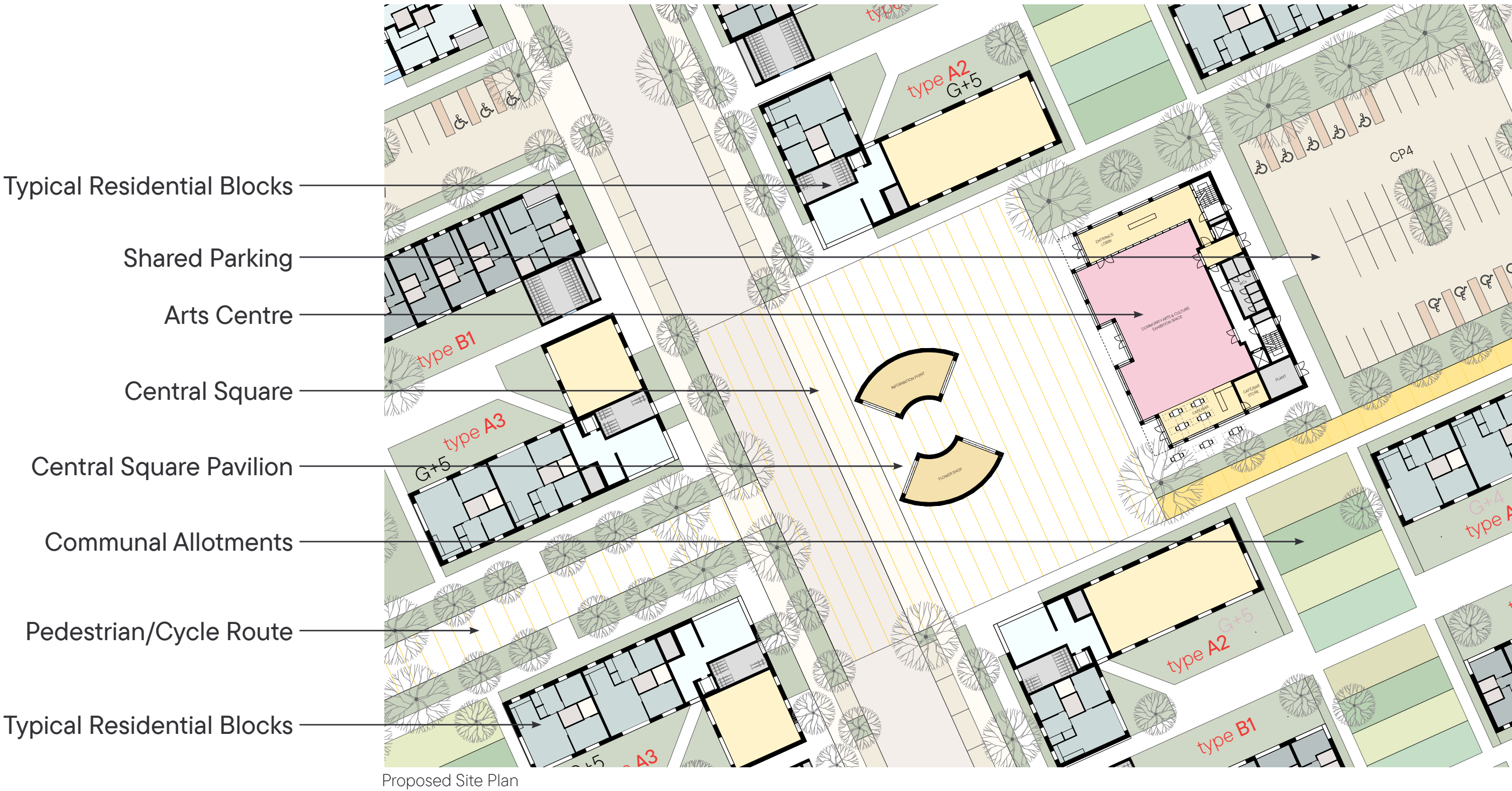
Second & Third Floor Plan



Fourth Floor Plan

Central Cultural Square

Site Plan



Central Cultural Square

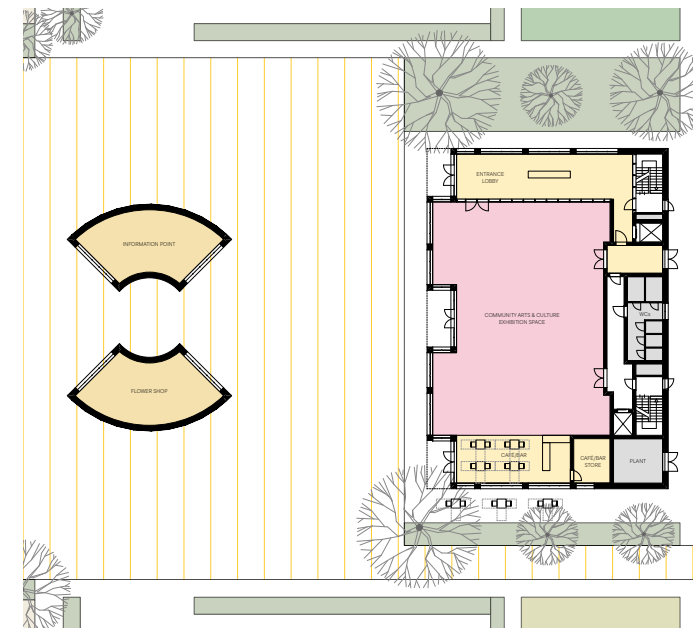
Proposed Layout Plans

OUTPUTS:

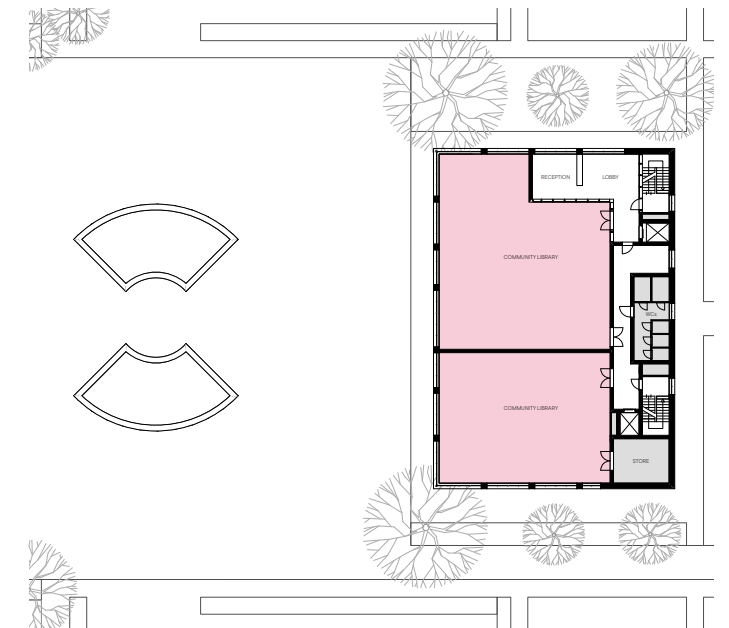
- 2,500sqm Arts Centre
- Library, workshops & artist studios facilities
- Ground Floor Exhibition space
- Pavilion with information point and flower shop
- Car-parking to the rear



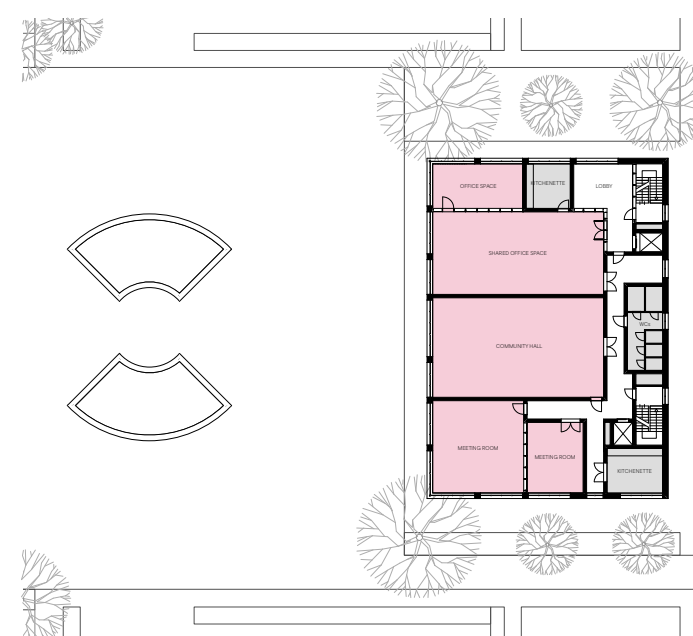
Proposed 3D View



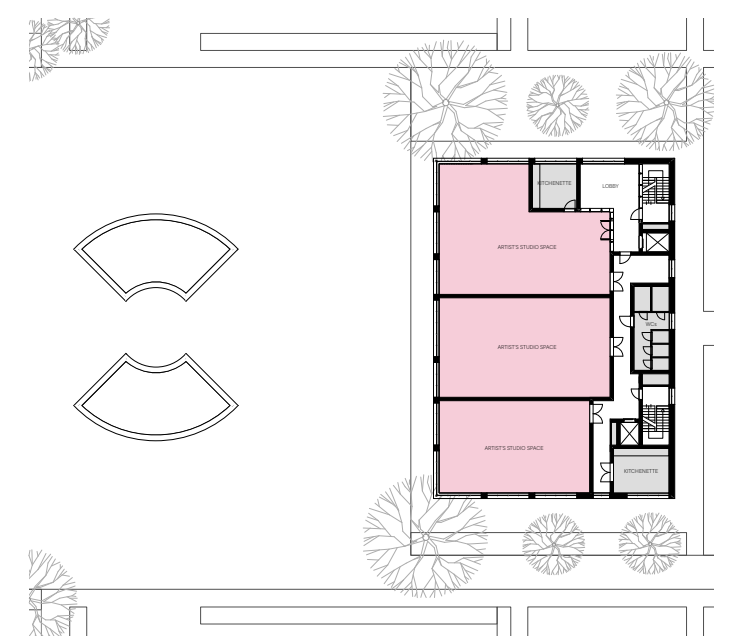
Ground Floor Plan



First Floor Plan



Second Floor Plan



Third Floor Plan

Light Industrial Block K
Site Plan

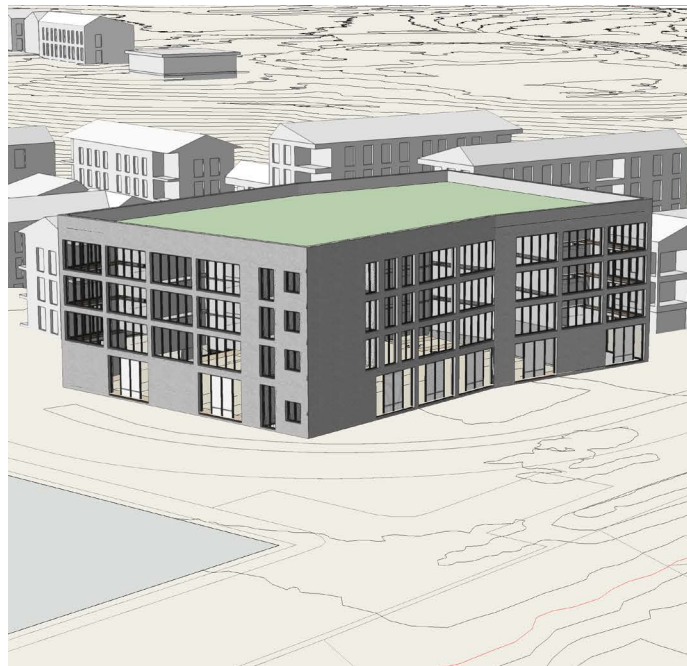


Light Industrial Block K

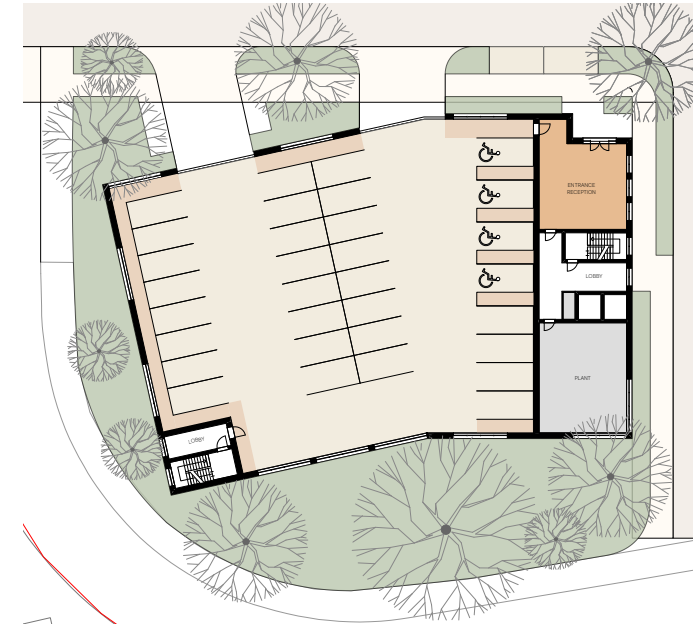
Proposed Layout Plans

OUTPUTS:

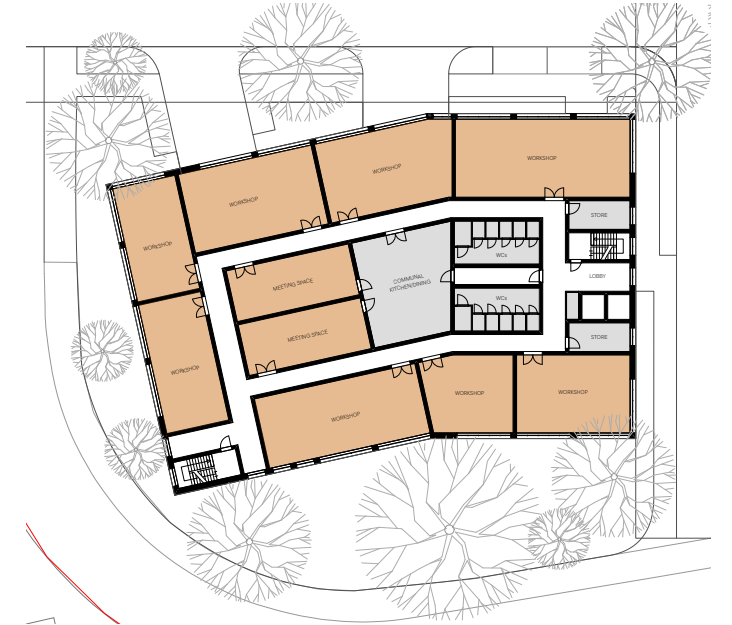
- 3,000sqm Light Industrial Building with workshop units
- Ground Floor internal car parking
- Access from main road



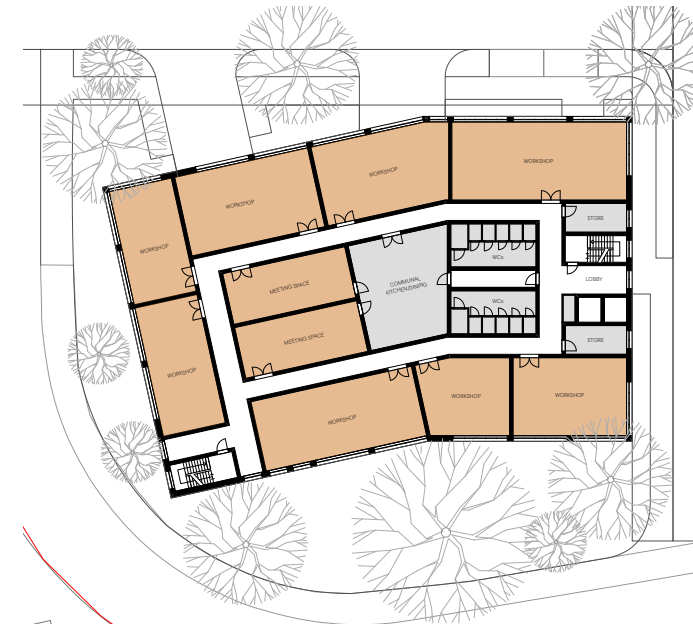
Proposed 3D View



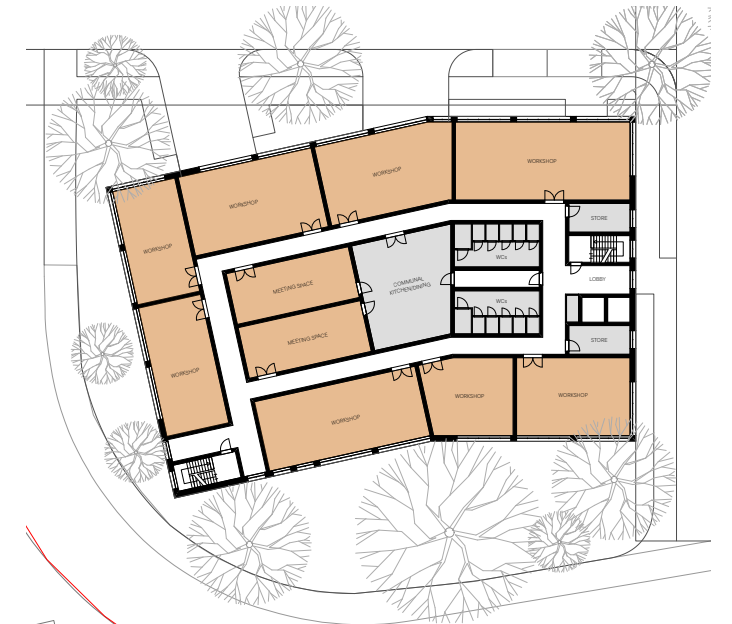
Ground Floor Plan



First Floor Plan



Second Floor Plan



Third Floor Plan

Light Industrial Block J
Site Plan

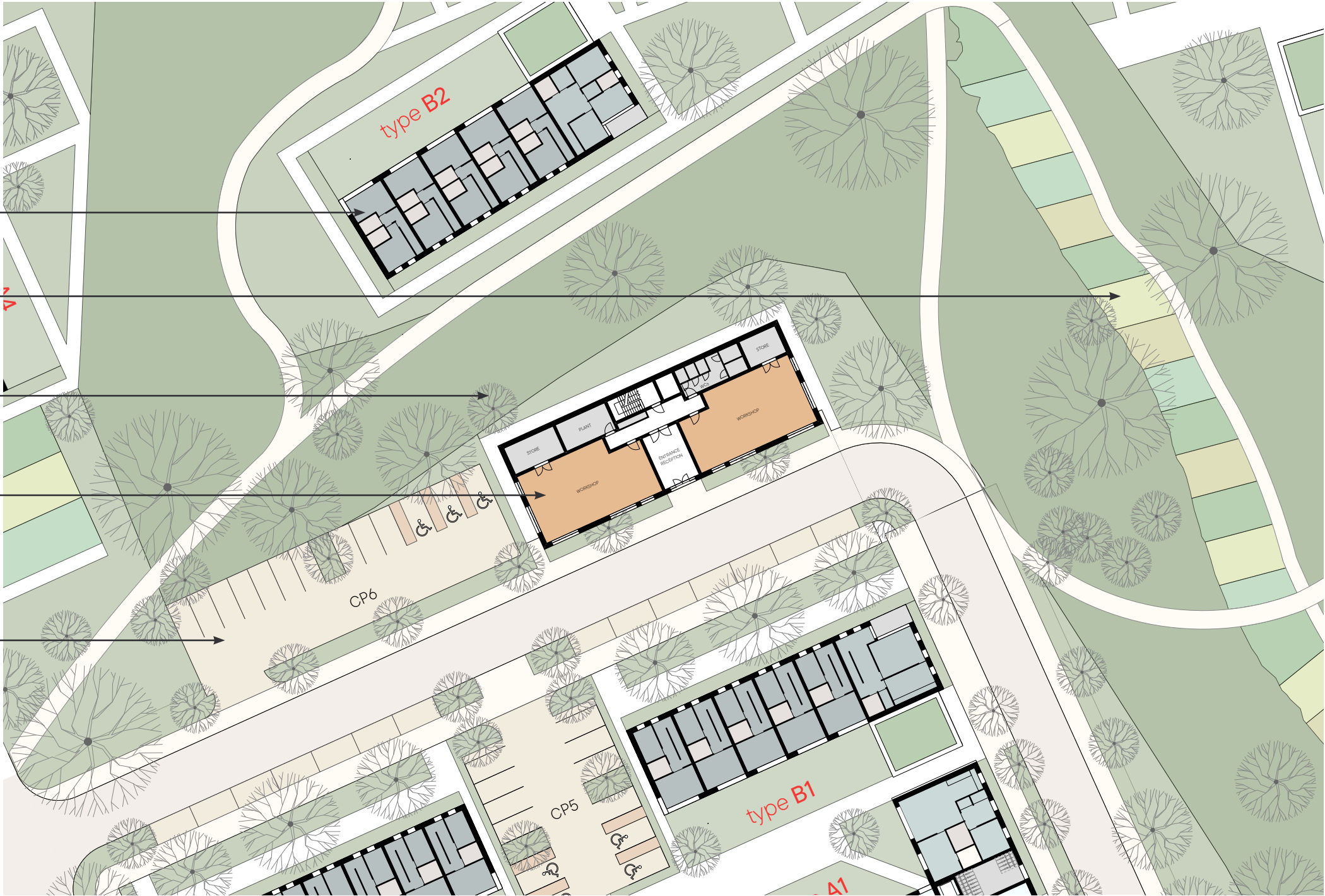
Typical Residential Block

Communal Allotments

Escarpments

Light Industrial Block

Shared Parking



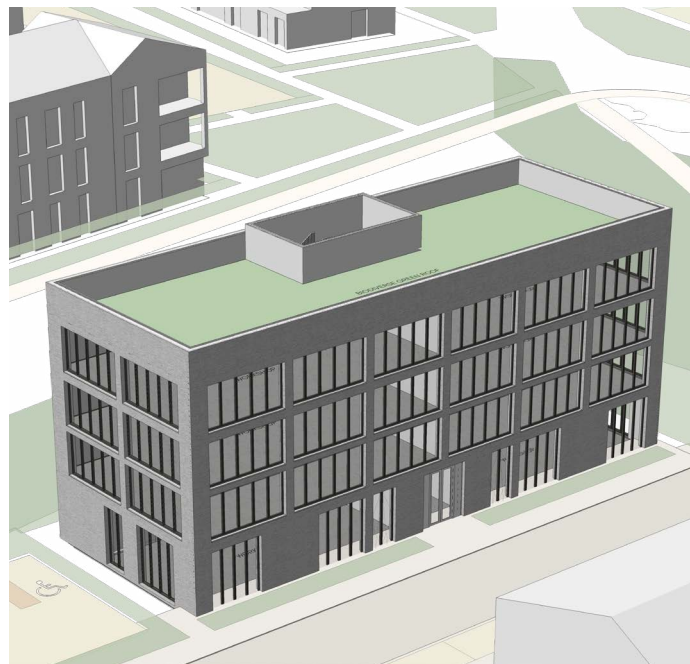
Proposed Site Plan

Light Industrial Block J

Proposed Layout Plans

OUTPUTS:

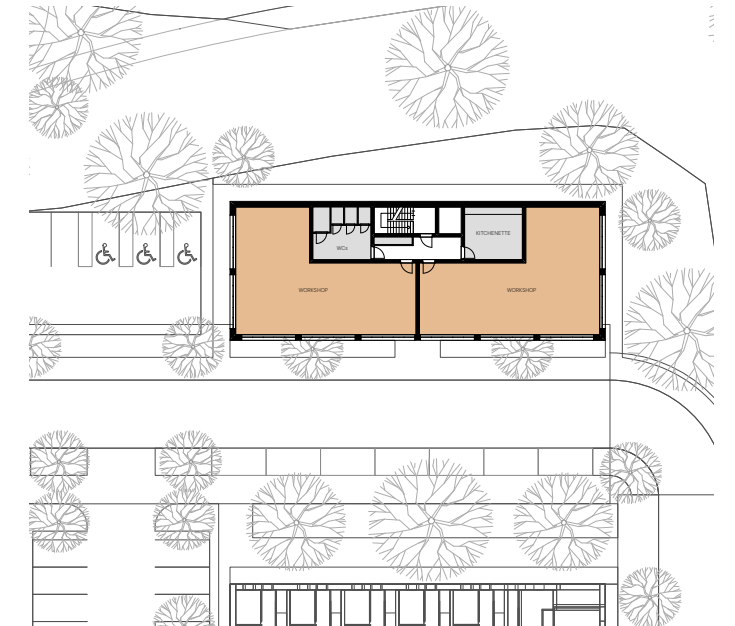
- 2,000sqm Light Industrial Building with workshop units
- External car parking
- Close proximity to main road



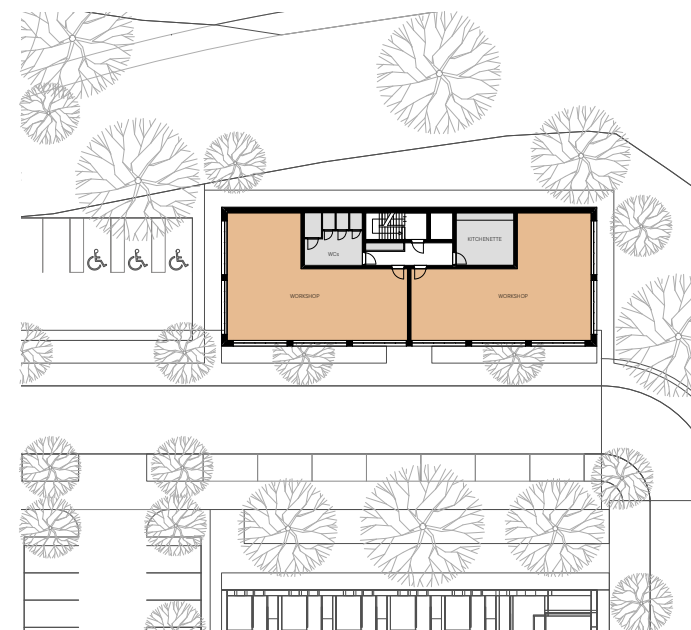
Proposed 3D View



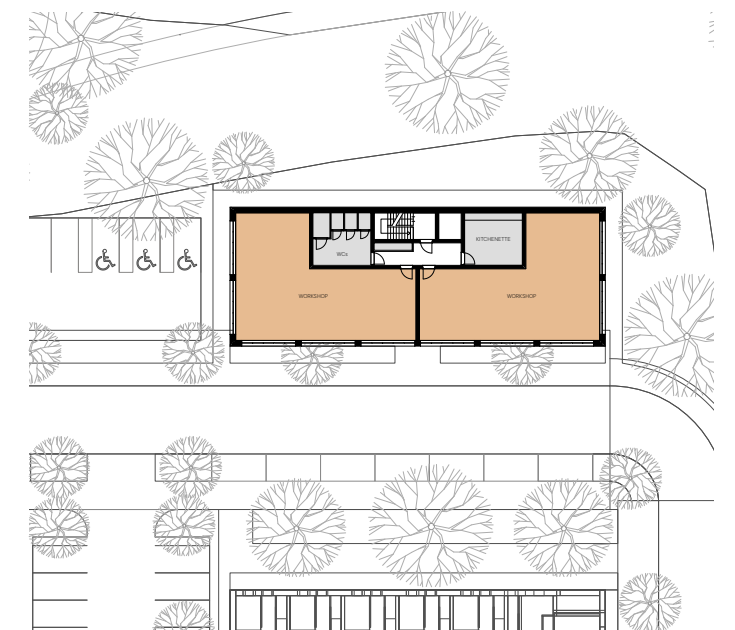
Ground Floor Plan



First Floor Plan

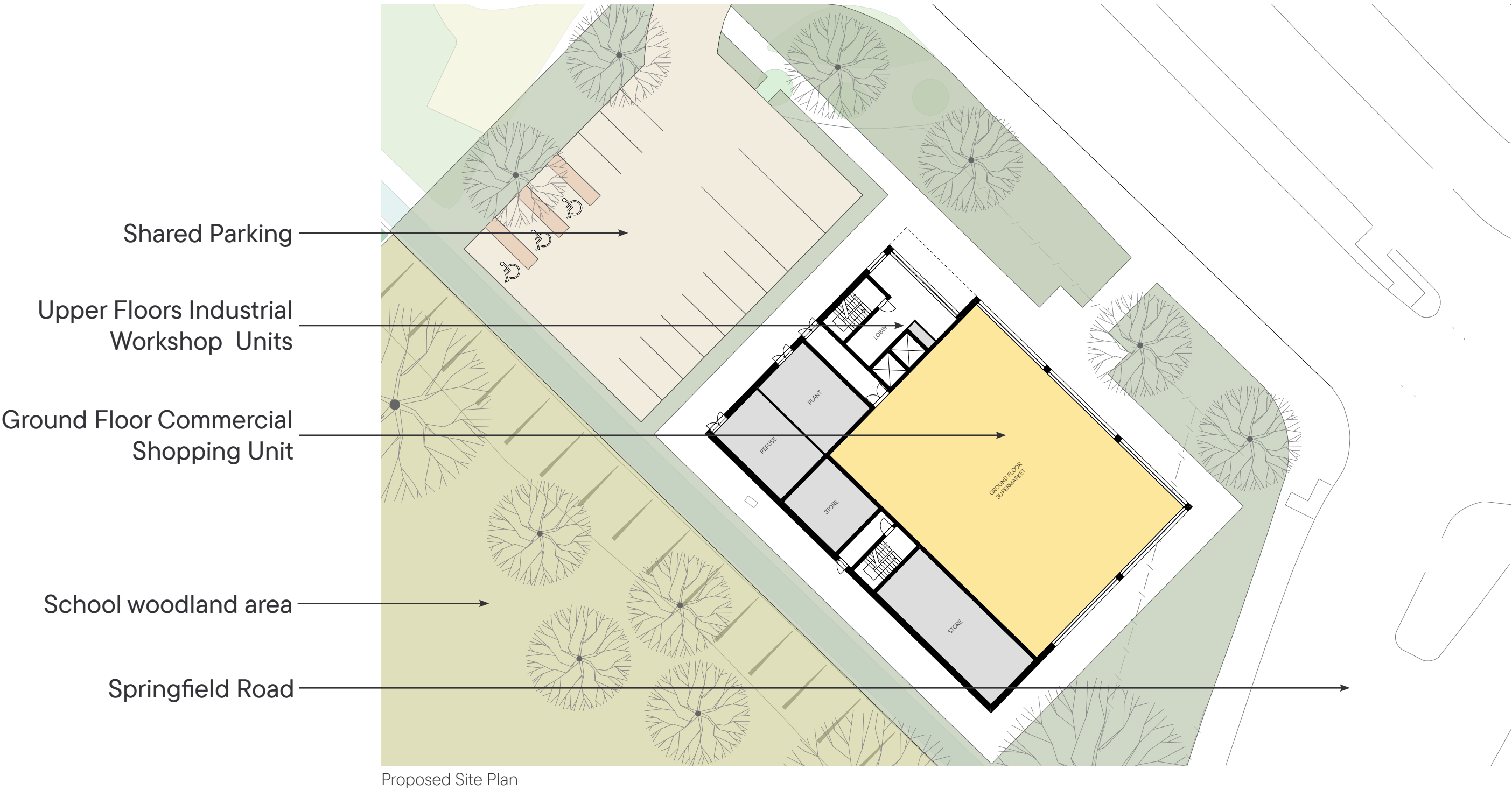


Second Floor Plan



Third Floor Plan

Light Industrial/ Shopping Block M
Site Plan

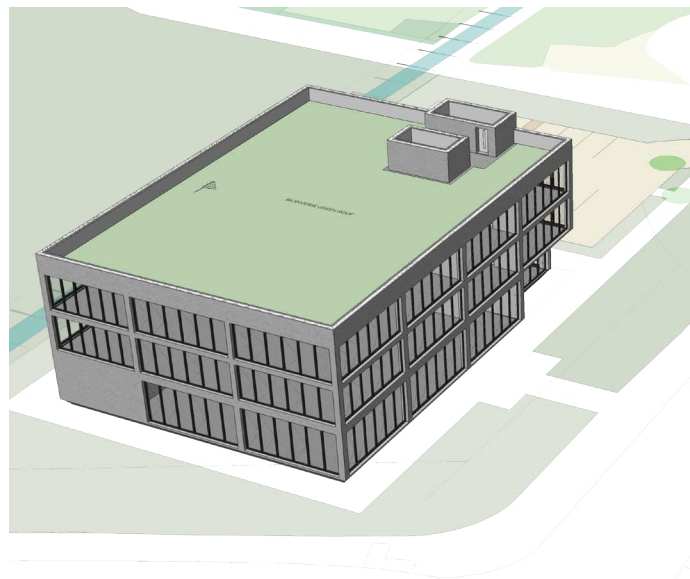


Light Industrial/ Shopping Block M

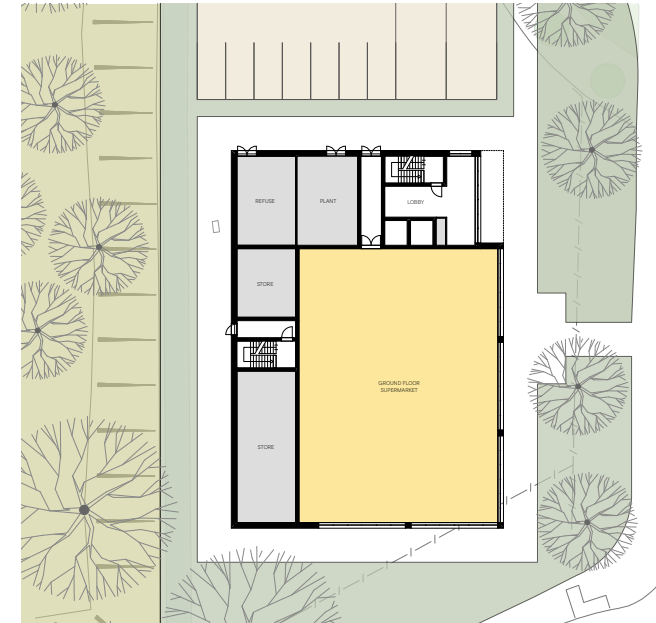
Proposed Layout Plans

OUTPUTS:

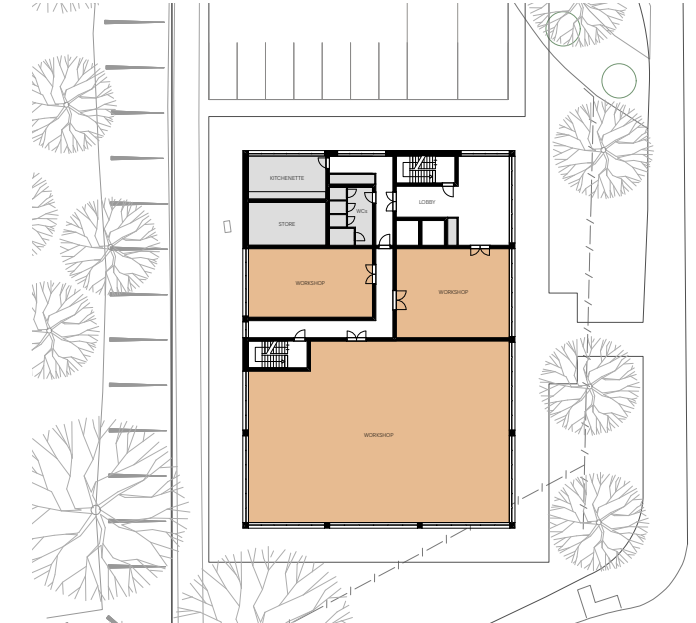
- Ground Floor Shopping/Commercial unit
- Upper floors light industrial workshop units
- Car parking facilities



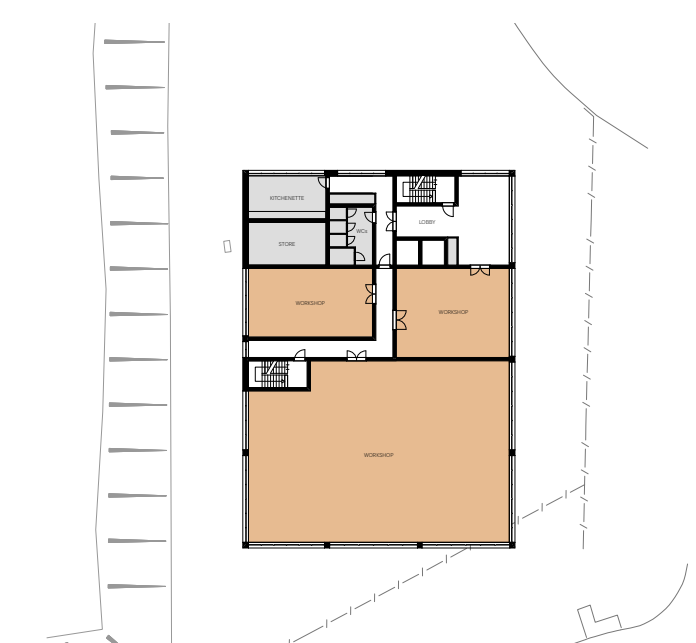
Proposed 3D View



Ground Floor Plan



First Floor Plan



Second Floor Plan

City Farm

Site Plan

OUTPUTS:

- 10no Semi-Detached Houses with private gardens
- City Farm with timber framed barn and animal pens
- Large timber framed entrance barn cafe and studio space



5 Masterplan Views

Masterplan Birds-Eye View 01



Masterplan Birds-Eye View 02



6 Street Views

Street View 01 - Gateway to the Site



Street View 02 - Looking Down



Street View 03 – Central Square



7 Precedent Research

Masterplan Precedent

Hammarby Sjostad, Stockholm, Sweden 1994-2020



Site model



Landscaped avenue and planting



Watercourses and green infrastructure



Medium density housing



High quality public realm

Residential/Community Living

UK medium density housing



Matthew Lloyd Architects - Bourne Estate



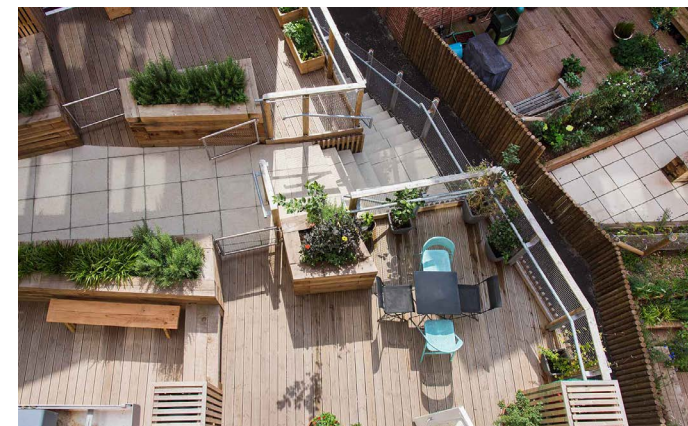
David Chipperfield - Dairy Road



David Chipperfield - Dairy Road



Ash Sakula - The Malings



Ash Sakula - The Malings



Ash Sakula - Royal Docks Custom House



Goldsmith Street, Mikael Riches



Matthew Lloyd Architects - Bourne Estate

Workspaces

Employment-Use Architecture



Turner Works - Hackney Bridge



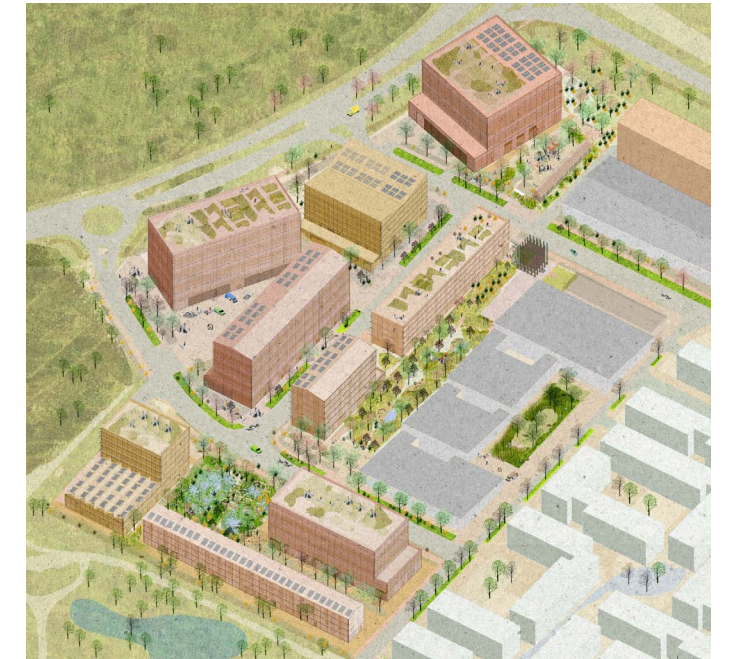
JKA - Angel Yard



Turner Works - Hackney Bridge



Assemble - Dairy Road



Assemble - Dairy Road



JKA - Angel Yard

City Farms

Urban farming and food production



Feilden Fowles - Waterloo City Farm



Feilden Fowles - Waterloo City Farm

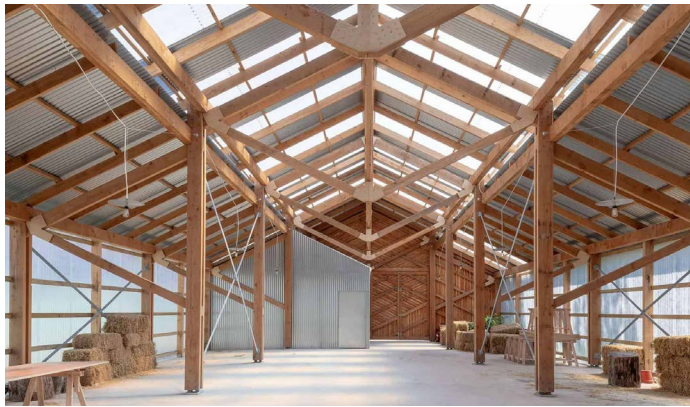


Feilden Fowles - Waterloo City Farm



Feilden Fowles - Waterloo City Farm

Feilden Fowles - Waterloo City Farm



Feilden Fowles - Waterloo City Farm



Matthew Lloyd Architects