

Mackies is a wonderful site characterised by an outstanding and unusual urban topography. We agree that it is an ideal location for a major piece of city regeneration and renewal, that can make a huge impact on the city of Belfast for the very long term.

We believe that this competition has been set up in the most **laudable** way, for it is truly focussed on you the **local people** and your **dreams, desires** and needs for the future. There are no corporate sponsors here, indeed the project does not even directly involve the local authorities or government agencies. No, this is a uniquely courageous model of **grassroots activism**, which makes it so architecturally exciting, where we as designers can dream with you and then be genuinely ambitious with our ideas and proposals.



Matthew Lloyd Architects whole office review for Mackies

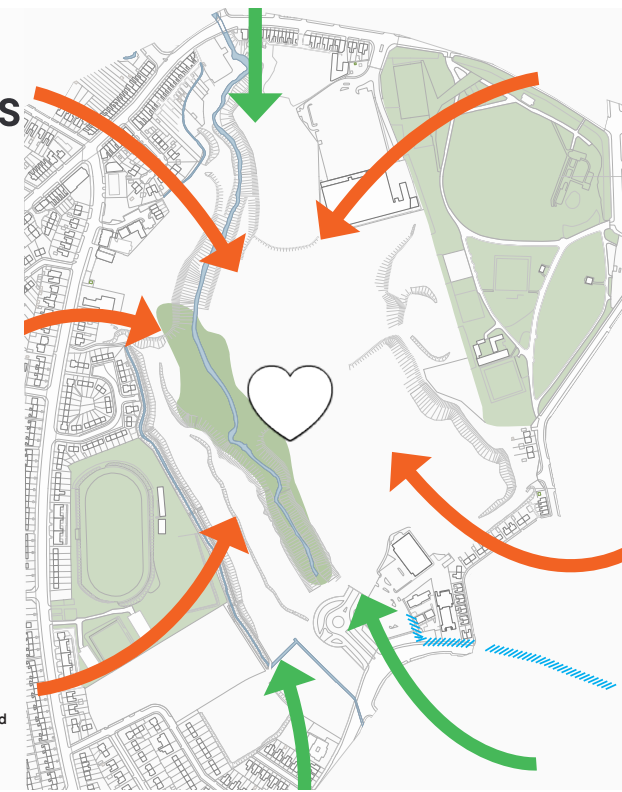
Our architectural practice, **Matthew Lloyd Architects**, has over the past 25 years worked on community regeneration projects mostly in East London. Much of this has been centred on new-build housing and mixed-use provision, where our work has helped to transform run down localities. Coupled with this, we have specifically worked with faith groups, including churches of many different denominations, who are so often the most established and most focal activists within their communities. Over the years we have enjoyed meeting and working with these countless, diverse groups of people in consultation and outreach sessions. This is why the Mackies project appeals to our heart and to our instincts so strongly.

Matthew Lloyd Architects



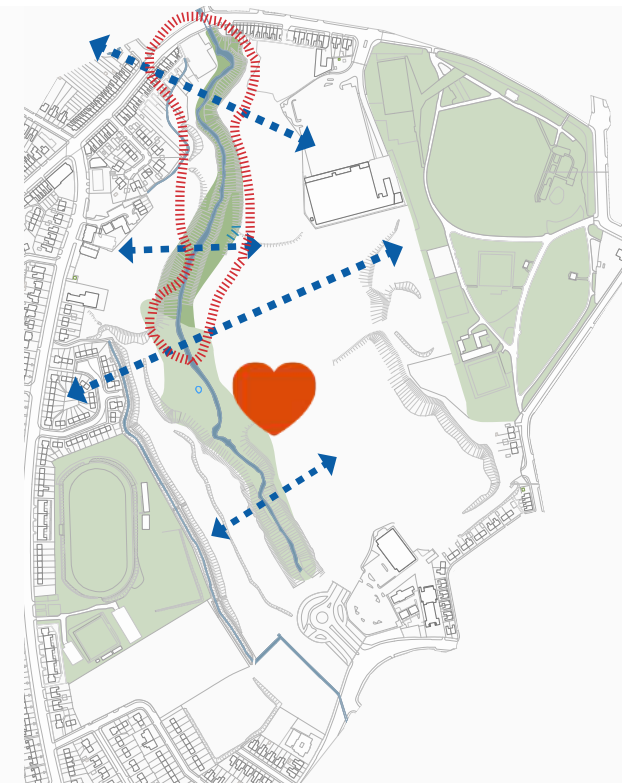
Bringing Communities Together

- Extended Green Infrastructure
- Existing Blue Infrastructure
- Focal Point & Meeting Place
- Majority Catholic Neighbourhood
- Majority Protestant Neighbourhood
- Peace Wall

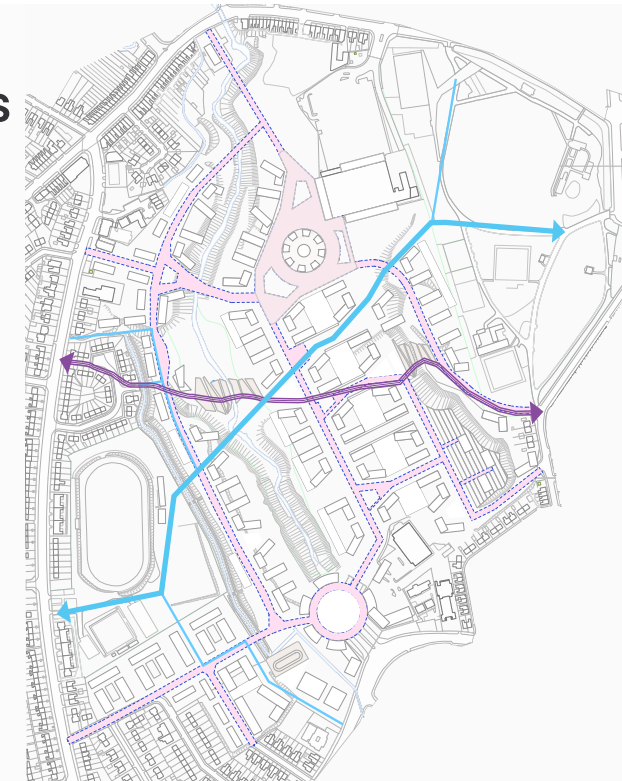


Urban Stitching

- Existing Green Spaces
- Extended Forth River Valley
- Focal Point & Meeting Place
- Creating East-West Connections across Valley
- Extended Valley & Reinstated Stream



New Connections & Key Routes



Matthew Lloyd Architects site visit to Mackies July 2022

We have designed a masterplan with the important key aims of **CONNECTIVITY**, **LINKS between communities**, **PATTERN-making**, **SUSTAINABILITY** and **HABITABILITY**.

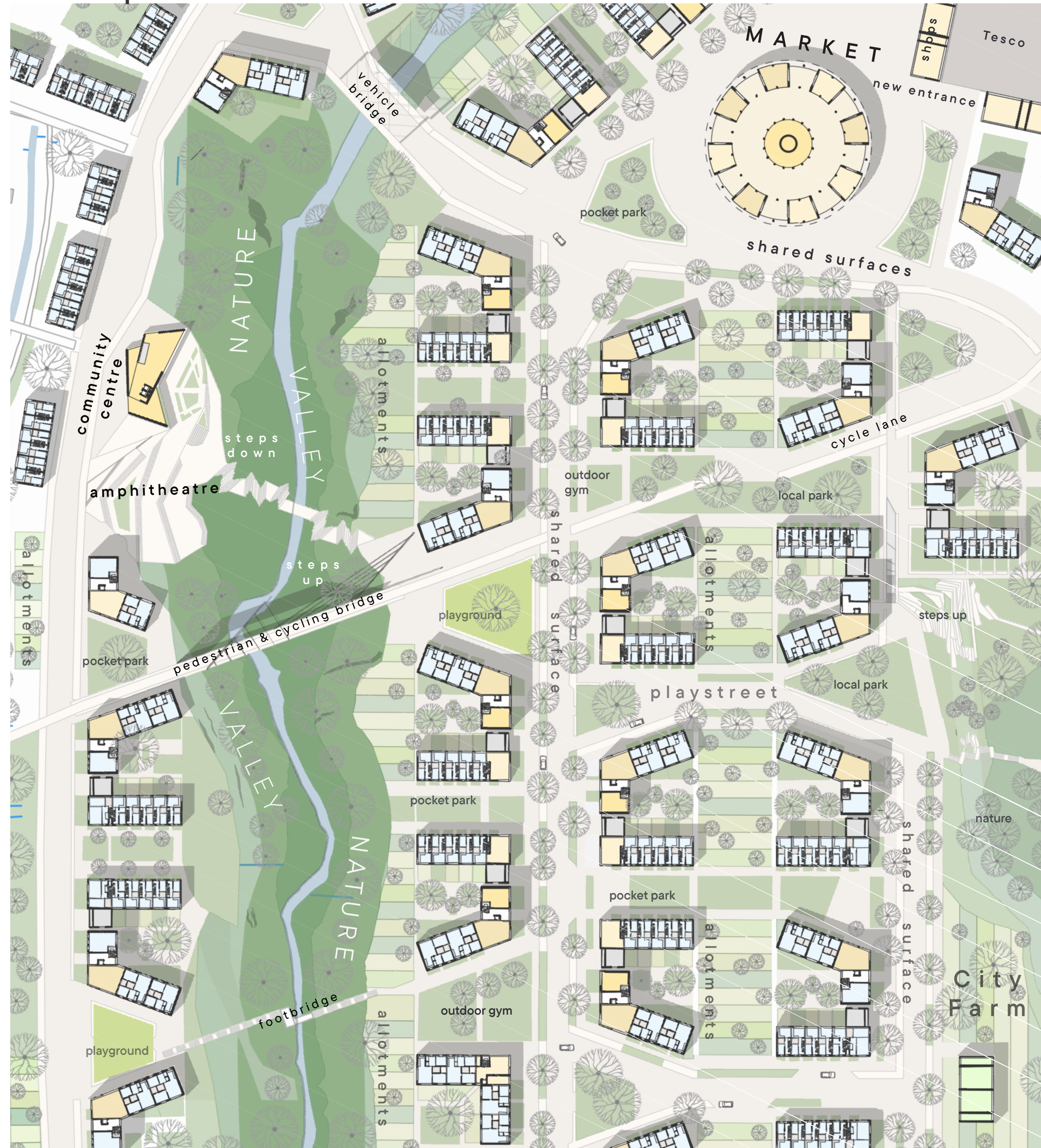
For **Connectivity**, we wish to knit the new development tightly into all the surroundings streets and existing infrastructure so that the future Mackies site will feel like a part of the city of Belfast, not alien to it.

We wish to physically **Link** up the existing and new communities and faiths, by carefully designed East-West walking and cycling routes, including a focal, iconic **pedestrian and cycling bridge** over the valley and located right in the centre of the site.

We wish to create **Patterns** of similar low-rise, medium density housing across the whole project, of equal scale and prominence, and with equal access to our newly created local facilities. This democratic approach to design will be **'tenure blind'**, so not distinguishing at all between socially rented dwellings, shared equity or even private rent or sale. Each parcel can be **developed independently** to cater for individual needs of future tenants.

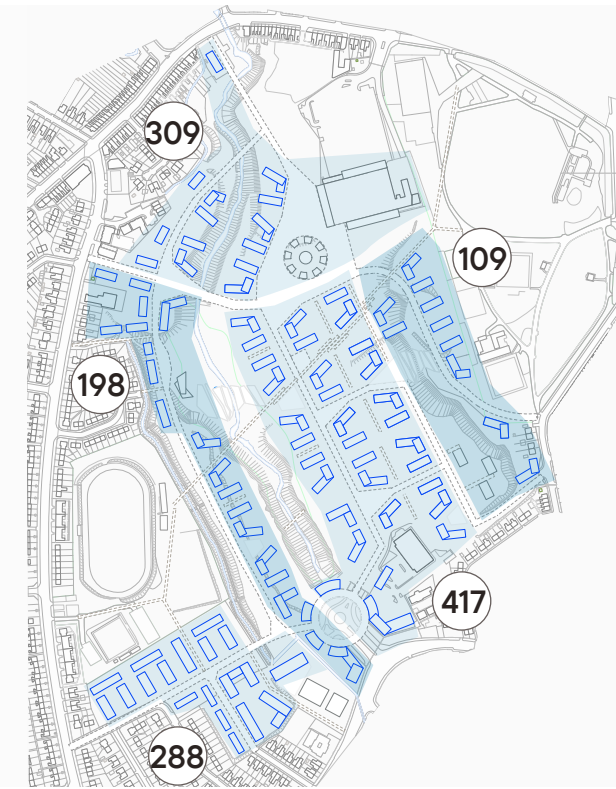
Our aspiration is to build a place of unity and fairness and a place where neighbours are judged equally whatever their background, values, religion or traditions.

We want to design a place that has **Sustainability** at its heart. By this we mean: **low energy homes** (through PassivHaus design standards); physical **green infrastructure** through a huge tree planting programme, a restored valley to become a **public park**, **new town squares**, **private gardens and allotments** for all; a significant reduction in car-reliance through the utilisation of **walking and cycling routes** and no through-routes for cars; green delivery services using only **electric vans** on the site; encouraging self-reliance on food through a generous **allotment provision** and the building of a brand-new **City Farm** in the south-east corner of the site.



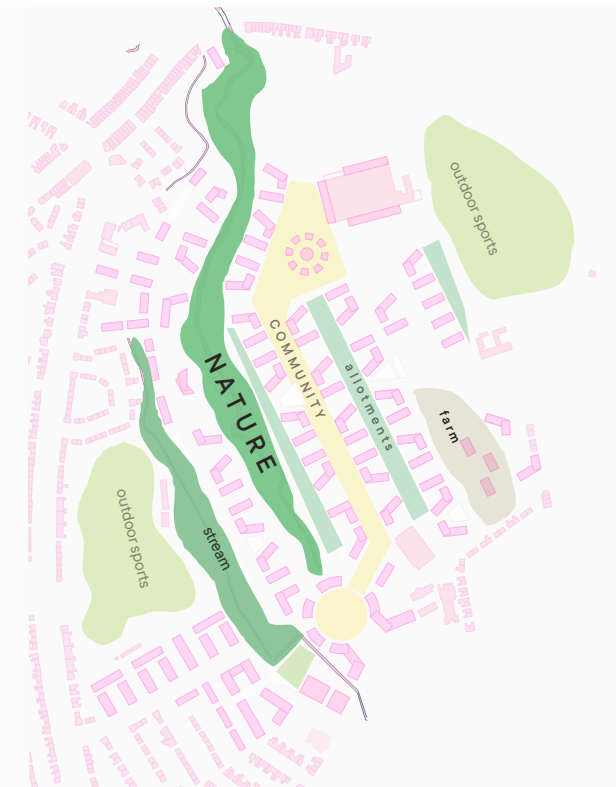
Homes

houses: 219
apartments: 1,102
total: 1,321



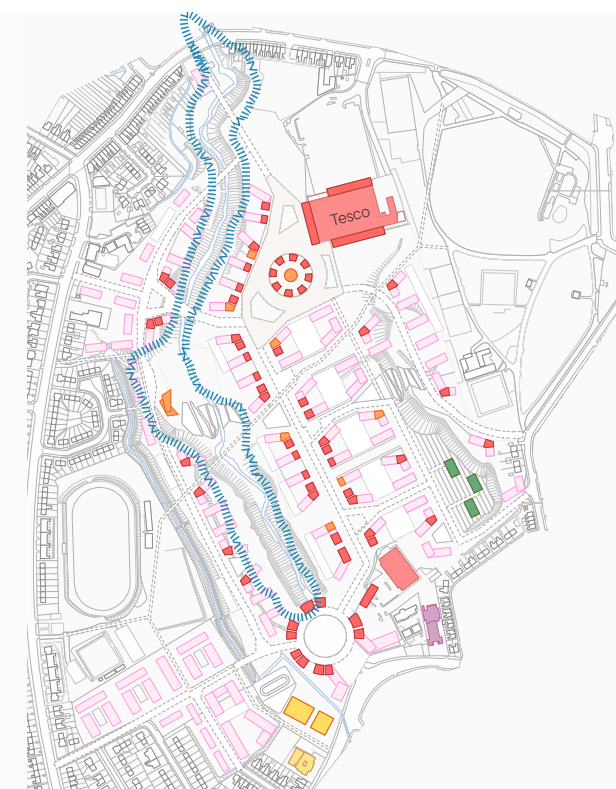
Zoning

- New Homes
- Community Heart
- Nature
- Green Outdoor Spaces
- Allotments



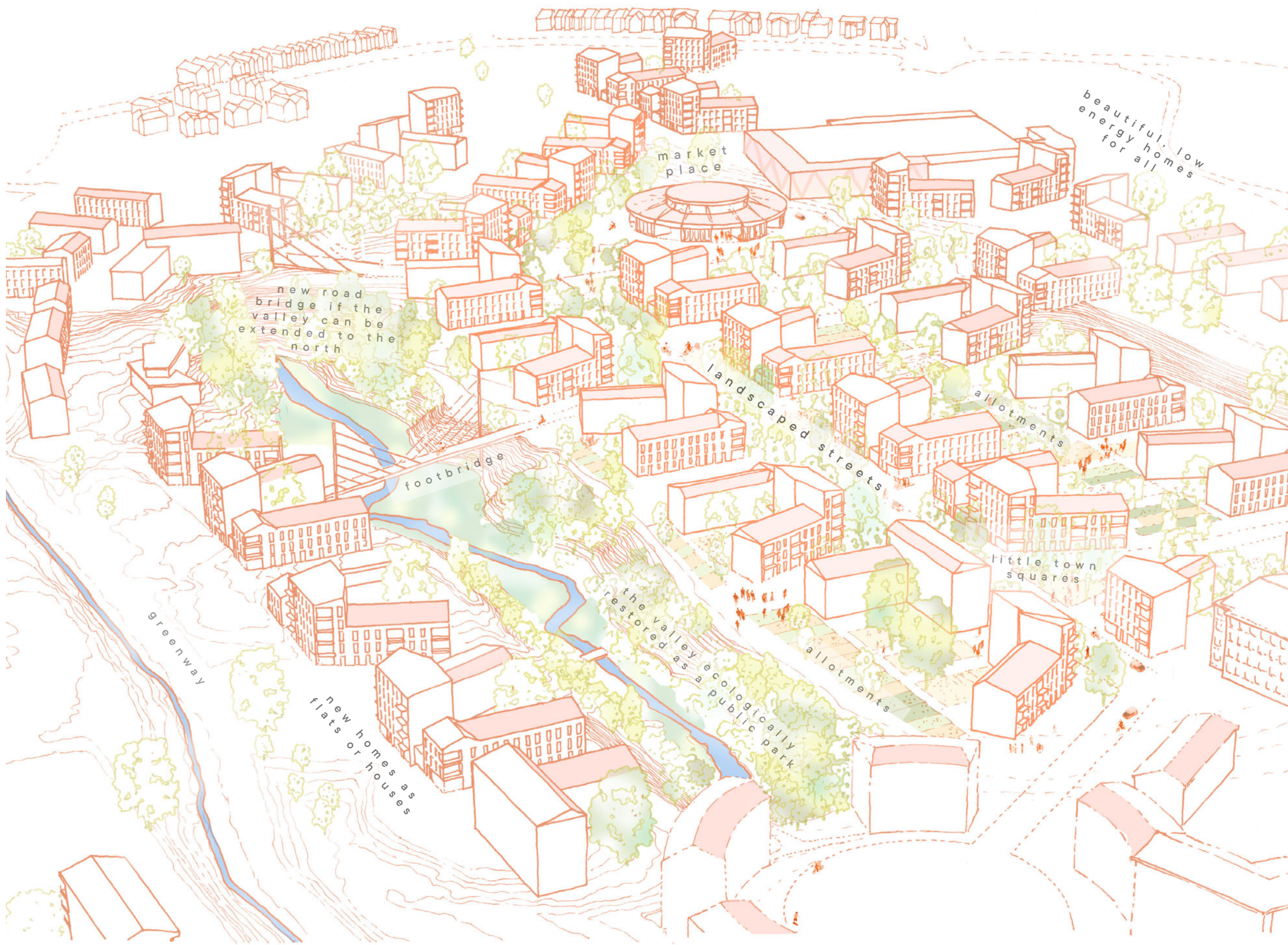
Short Ways

- New Homes
- Flexible Commercial & Community Space
- Local Shops, Co-work Offices, Repair & DIY Workshop, Local Entrepreneurship
- Community Spaces & Nursery
- Community City Farm
- New / Extended School



Matthew Lloyd Architects' Green Homes, Norfolk Park, Sheffield: community housing completed 2010

Overhead sketch view of the future for Mackies



Proposed new Market Place at Mackies



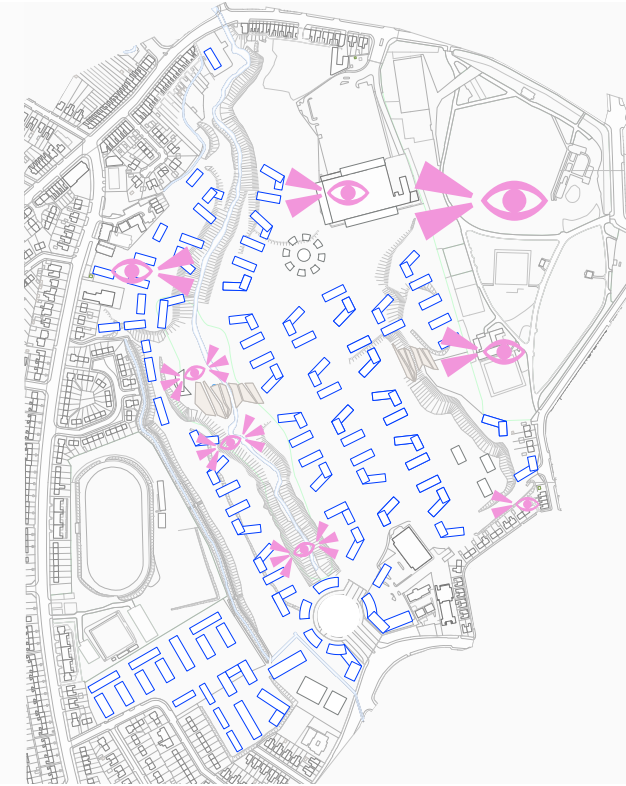
Proposed new Foot Bridge across the Forth River valley.



Proposed new shared residential courtyards and adjacent allotments

Opening up towards the valley

- Masterplan Homes
- Views to Valley
- Views East & West



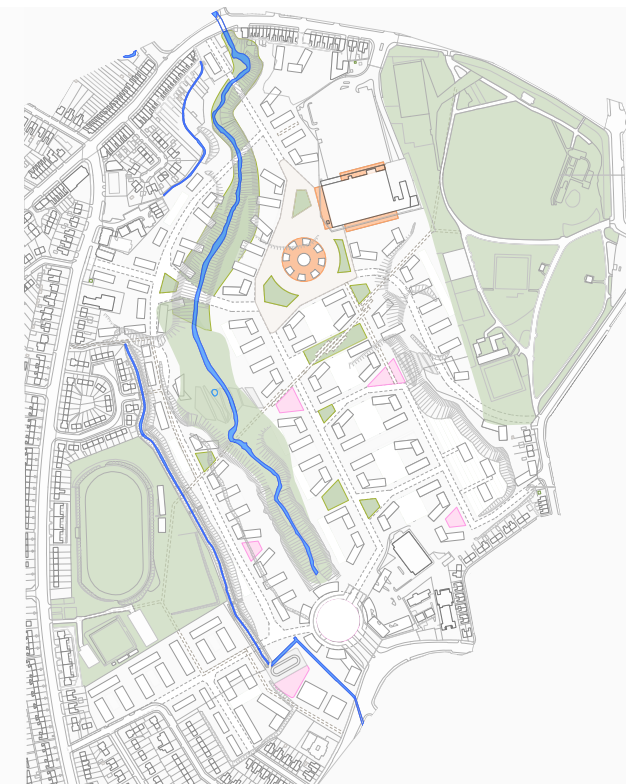
Greening

- Sporting Grounds, Parks & Pocket Parks
- Community Allotments
- Private Shared Gardens



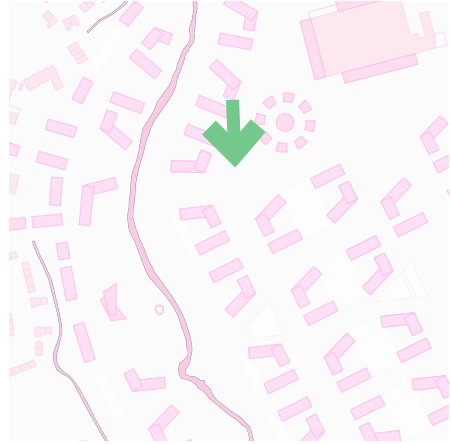
Public Spaces

- Green Open Spaces & Valley Flora
- River Forth / Local Stream
- Major Public Square
- Marketplace
- Playground / Outdoor Gym
- Amphitheatre Steps / Informal Stage



Understanding the place: Matthew Lloyd Architects site visit to Mackies July 2022

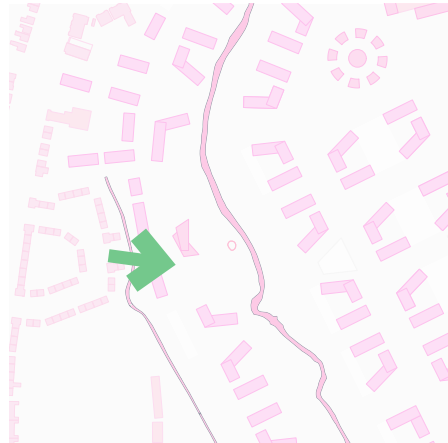
2.1 Marketplace Square



Key



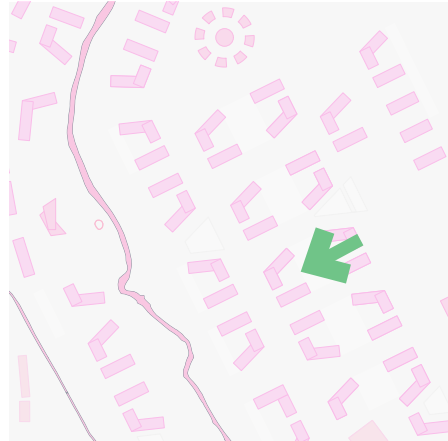
2.2 Inhabiting the Valley



Key



2.3 Communal Space between Dwellings



Key



3 Design Concept For A Typical Housing Parcel

Typical Housing Parcel

The majority of the Masterplan is based on a typical housing parcel consisting of a 3-storey terrace and a 3-5 storey apartment building enclosing a shared amenity space and private gardens. These homes share a communal cycle store. Nearby allotments can be easily accessed by keen gardeners.

The buildings have low pitched roofs to maximise the daylight and sunlight available in the opposite apartments and communal courtyard.

At ground floor level, up to 3 flexible spaces for communal or commercial facilities activate the street.

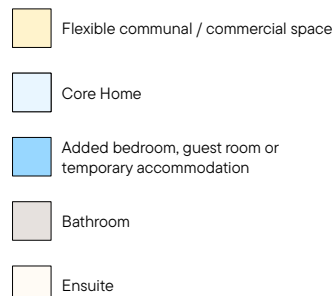
The cranked apartment building is designed for a mix of tenants. The Ground floor homes are wheelchair apartments, whilst the upper floor flats are designed to current space standards. Additionally, these upper floor homes are adaptable in size and can be extended by linking the adjacent bedroom. This can be done as a temporary solution or in a more permanent way. Over time, these bedrooms can be released and either given to the neighbouring apartment, or used individually as short-term bedsits for new arrivals. Alternatively they can be booked as guest rooms or home offices for other tenants in this building.

The linear terrace offers 5 permanent 3-bed homes and a duplex flat on the corner.

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Architects



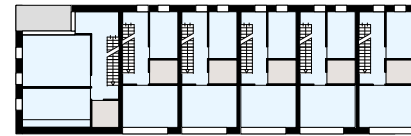
Ground floor



Key



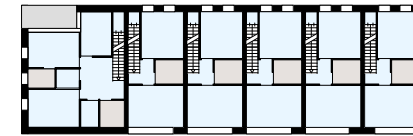
Adaptable homes



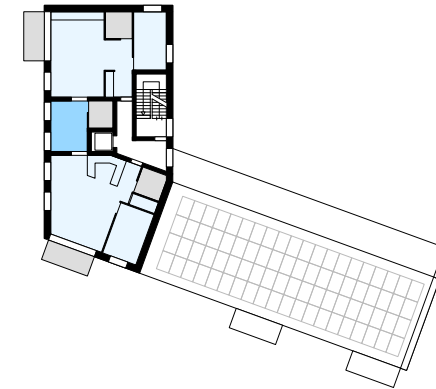
First floor



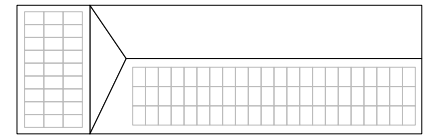
Typical floor



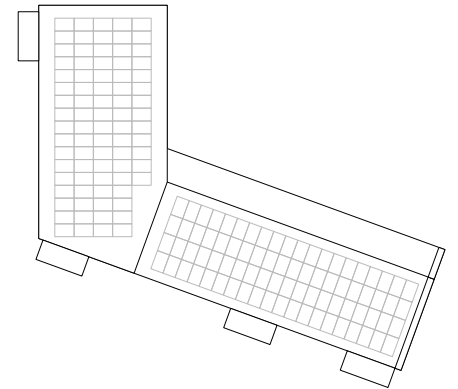
Second floor



Upper floor



Roof

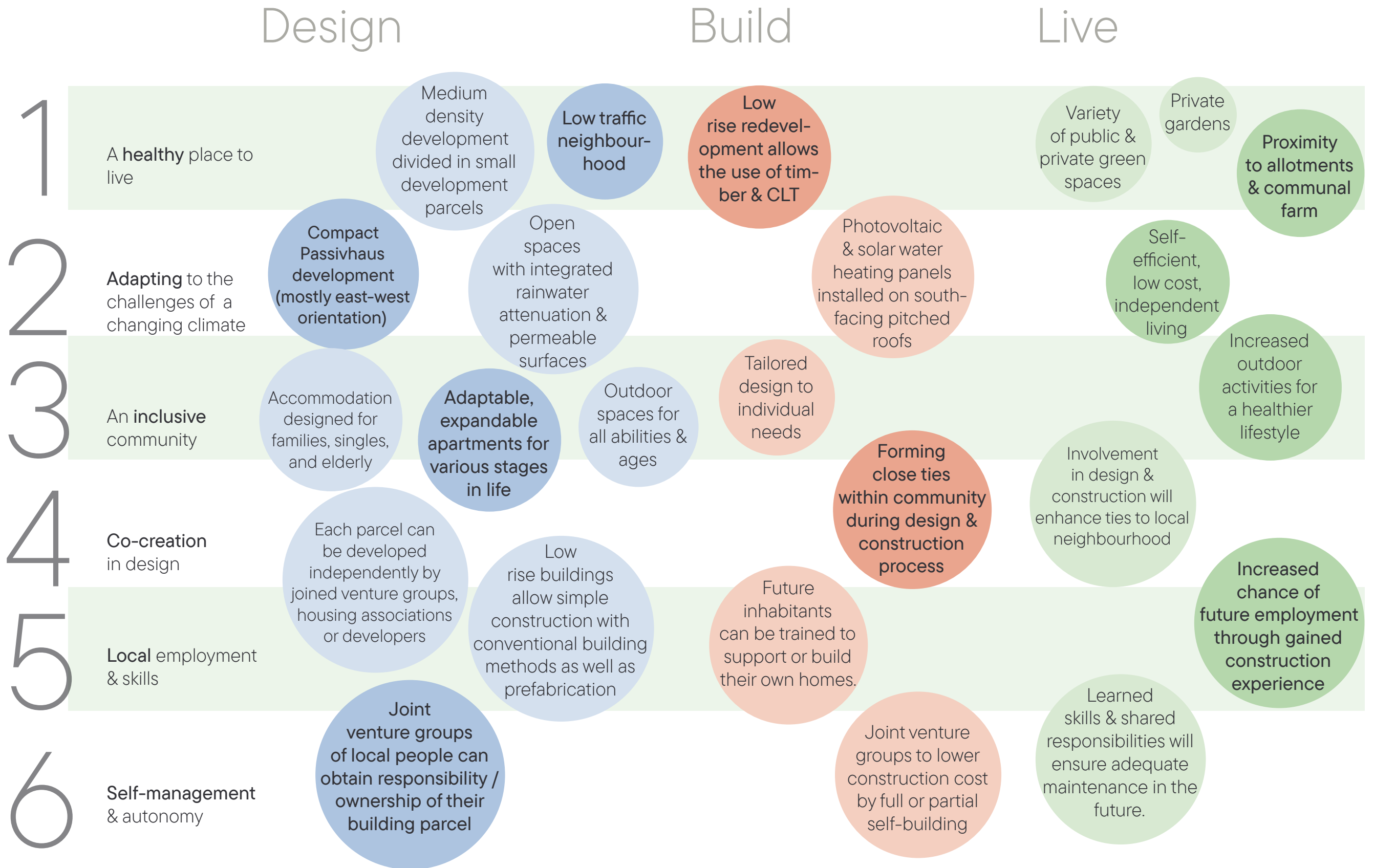


Roof



4 Six Design Principles At Different Stages Of Development

Matthew Lloyd Architects'
typical Design Consultation
Sessions with future residents



5.1 A Day In The Life Of A Typical Resident

Activities & Possibilities

Self-organised
Groups



Self-building



DIY & Skills'
Exchange Space



Construction
Learning



Wellness
Space

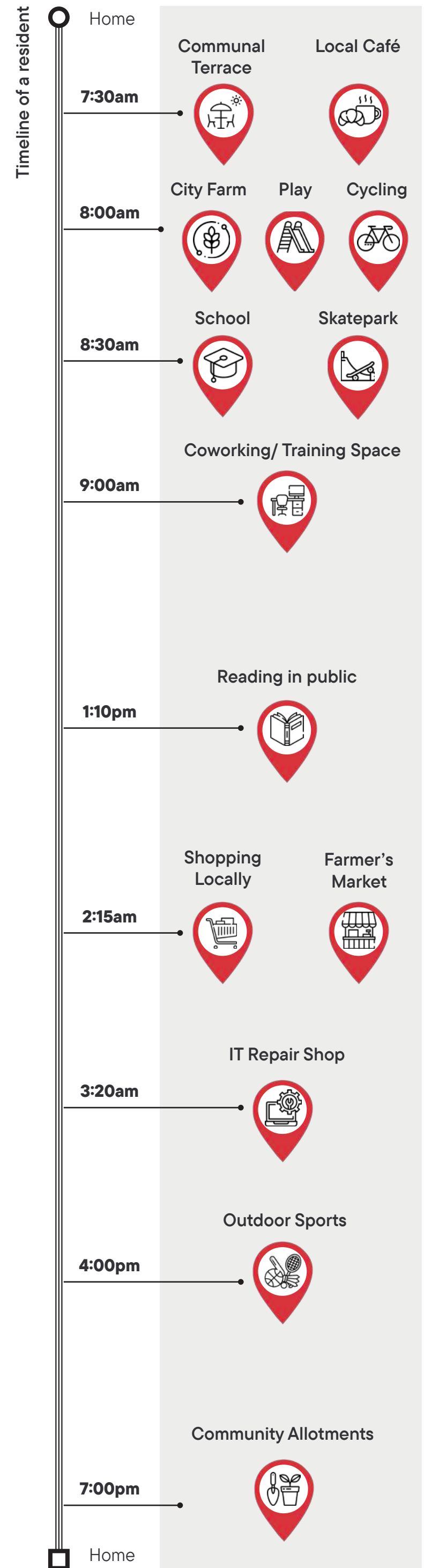


Outdoor
Gym



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Activities & Possibilities





Summary Text

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We want to be 'pluralistic' in everything we do as designers here at Mackies, fully understanding and empathising with the diversity and differences between people in contemporary Belfast. Therefore, the designs shown on these pages are, we hope, an exciting start to this process of 'democratic' regeneration.

We believe that we have researched and established key design principles that can then be developed and worked up with local people. These principles establish an appropriate and deliverable urban grain in terms of development density. We have also developed all the available land here at Mackies, but we accept that this may not all be possible or viable, at least not in the short term. We wanted to be ambitious and show what is possible! Finally, as Masterplanners we want to be outward in our thinking. This Masterplan allows for a variety of different designs catered for needs of individual tenants. We want to work with the local community as well as with other firms of designers so that there is as much variety in the architectural style here as there is in diversity in the people who will come to live here.

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