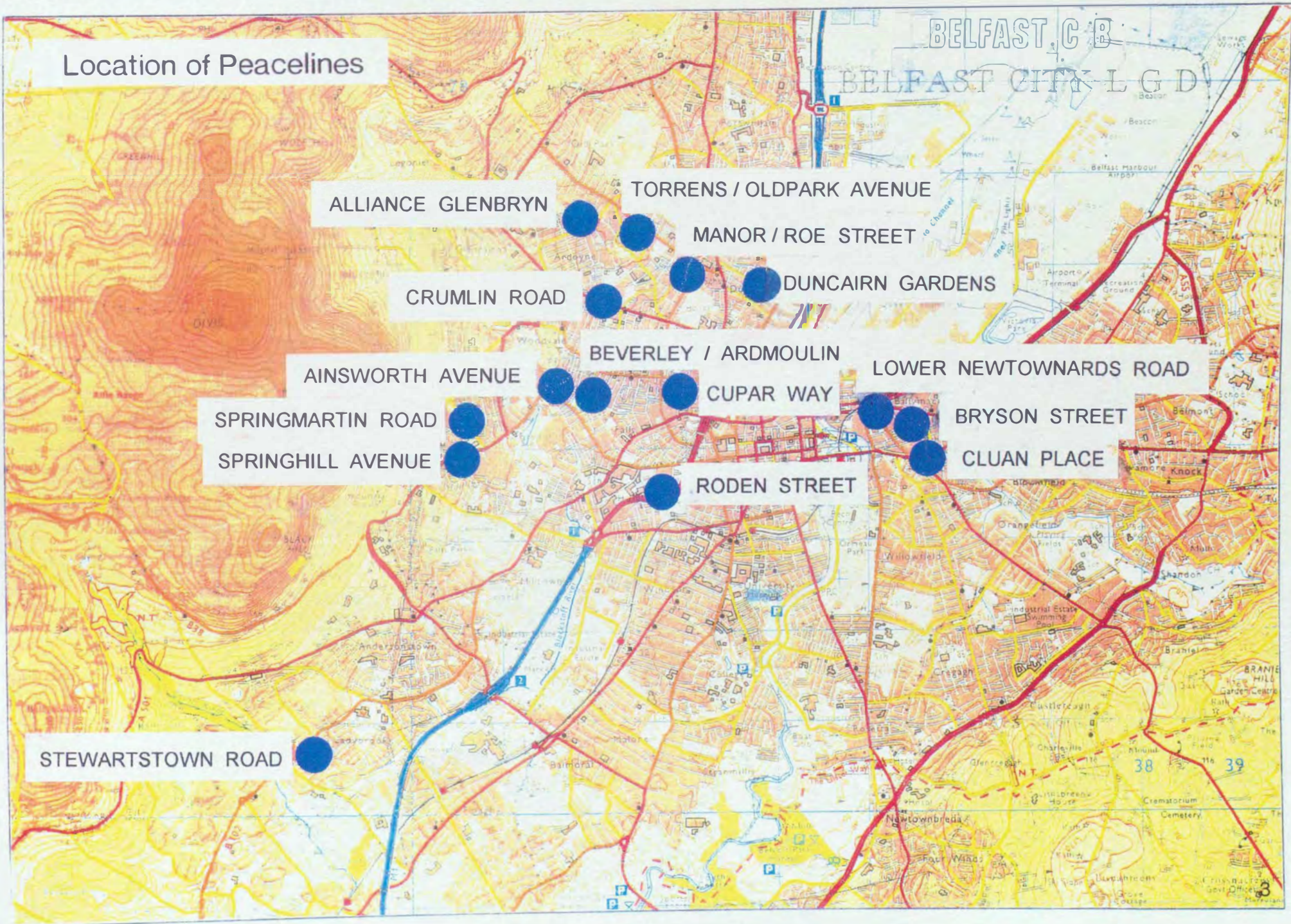


ANNEX 1

Belfast Peacelines

Location of Peacelines



ALLIANCE GLENBRYN

TORRENS / OLDPARK AVENUE

MANOR / ROE STREET

CRUMLIN ROAD

DUNCAIRN GARDENS

BEVERLEY / ARDMOULIN

LOWER NEWTOWNARDS ROAD

AINSWORTH AVENUE

CUPAR WAY

BRYSON STREET

SPRINGMARTIN ROAD

SPRINGHILL AVENUE

RODEN STREET

CLUAN PLACE

STEWARTSTOWN ROAD

AINSWORTH

EXISTING SITUATION

The peaceline extends along the northern side of Springfield Road between Lanark Way and Workman Avenue. It consists of a mixture of a 3.2m high decorative brick wall, a 3m high palisade fence and a block of derelict houses. To the rear of the peaceline is a buffer zone which varies in width from approximately 12m to 18m.

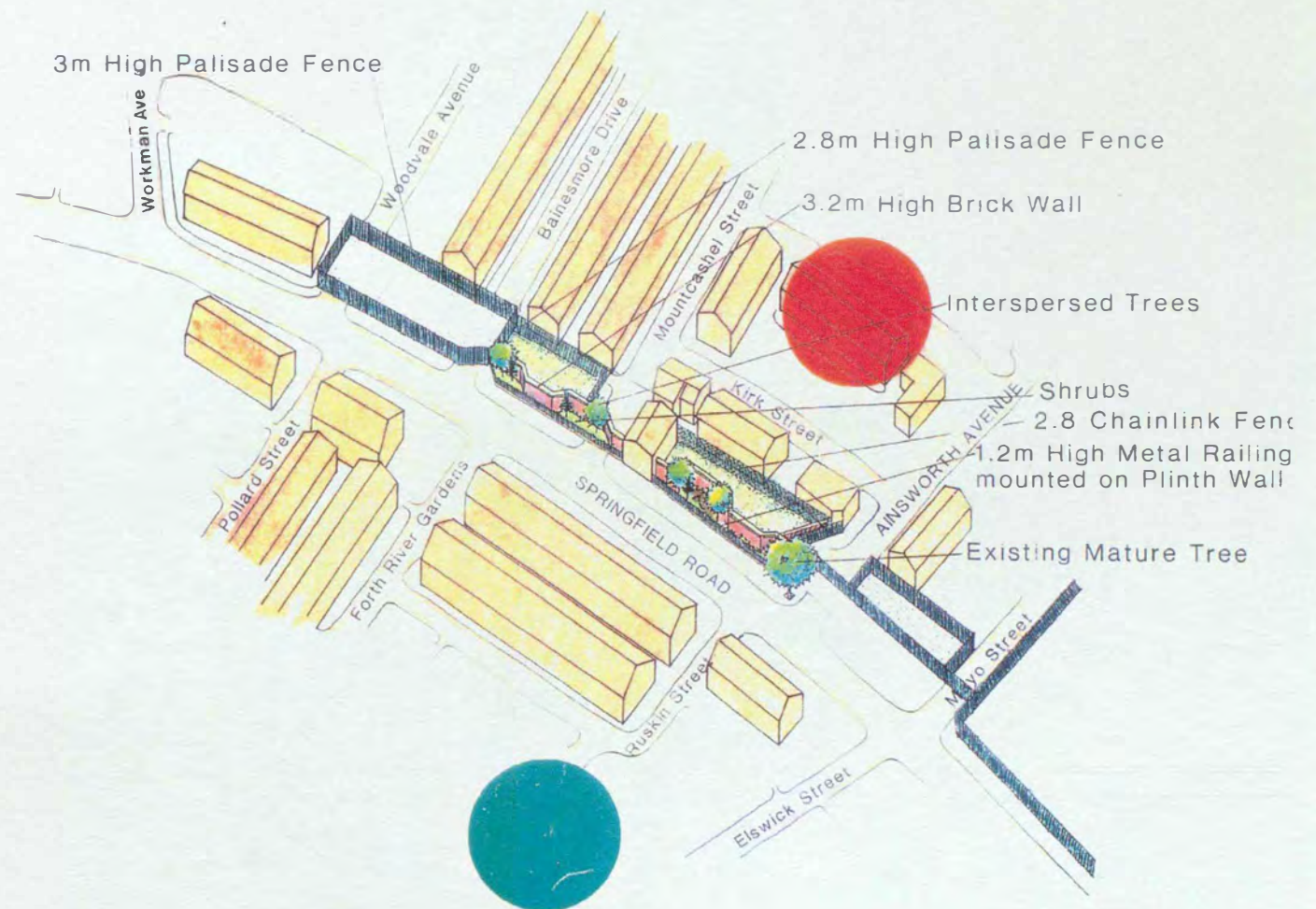
Viewed from the Springfield Road the decorative brick wall and associated landscaping is visually quite pleasing. The remainder of the peaceline, however, is of a very poor environmental quality and detracts from the overall appearance of this part of Springfield Road.

On the Protestant side of the peaceline there is considerable dereliction and vacancy as a result of low housing demand. On the Catholic side new NIHE housing has recently been completed to the south of Springfield Road.

The area experiences periodic sectarian disorder and has become particularly sensitive since the disturbances at Ainsworth during the summer.

CURRENT PROPOSALS

The Springvale Development Scheme has zoned this frontage for retail/commercial uses. In the short-term the original intention was to create 5 landscaped development sites surrounded by attractive fencing. In the light of the recent security situation, however, the extension of the brick wall along the remainder of the frontage is now being pursued as a matter of urgency.



ALLIANCE/GLENBRYN

EXISTING SITUATION

The peaceline is located adjacent to Alliance Avenue and extends from Alliance Crescent to Berwick Road. It consists of a mixture of palisade fencing mounted on a plinth wall and corrugated iron fencing in the vicinity of Glenbryn Park.

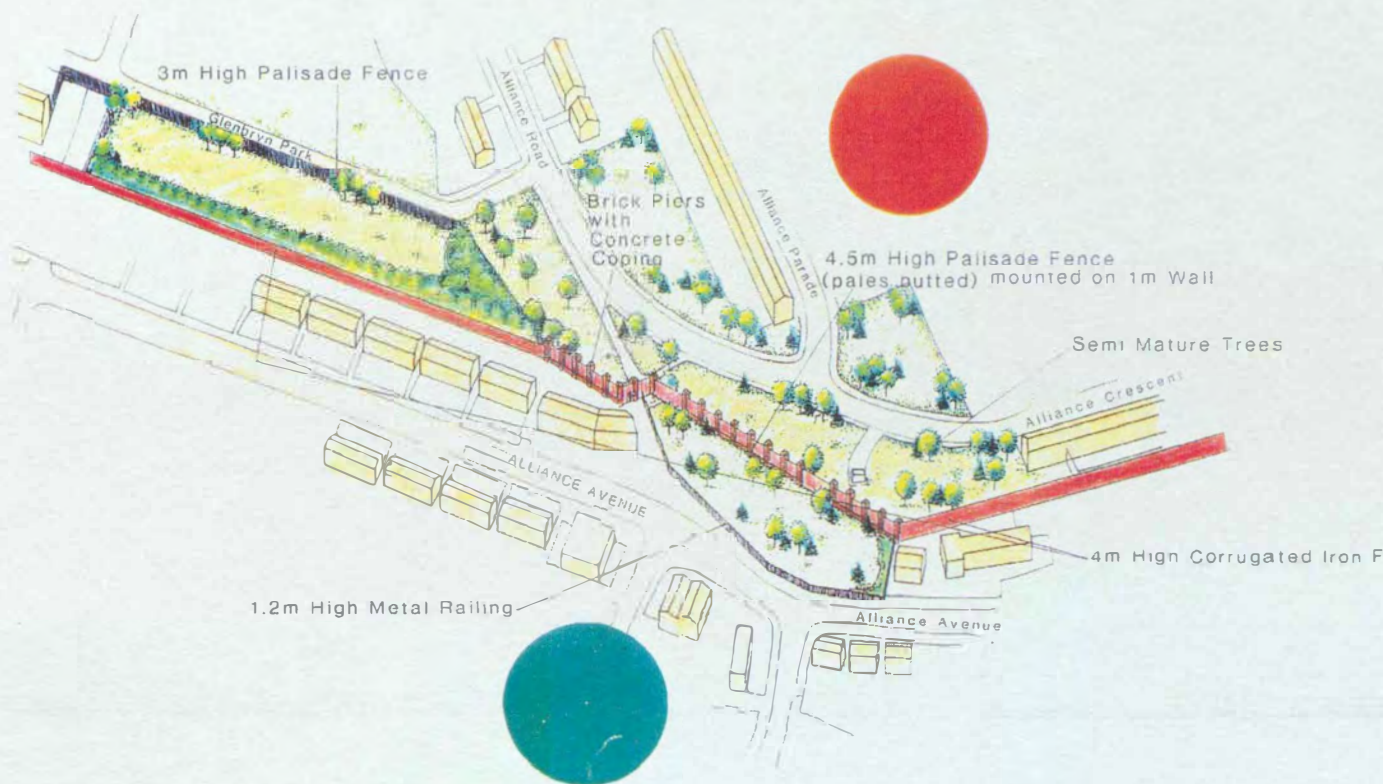
The north side of the peaceline is extensively landscaped while to the south is a small landscaped area and the rear of houses along Alliance Avenue.

The peaceline itself is a reasonably attractive structure and in time the overall appearance will improve as the associated vegetation and planting matures.

On the Protestant side of the peaceline there is extensive vacancy and dereliction as a result of low housing demand, particularly in the Alliance area. On the Catholic side houses are mostly occupied and demand for housing remains high.

CURRENT PROPOSALS

There is a current DOE/NIHE initiative to redevelop the Alliance area and promote a new shopping centre at Ballysillan. Discussions with the local community have highlighted feelings of insecurity and fear of loss of territory. On the Catholic side there is a continuing need to identify sites for further housing. The NIHE wish to redevelop the former Ardoyne Bus Depot for housing but this may lead to the establishment of a further interface along Ardoyne Road and the need for a security wall or fence.

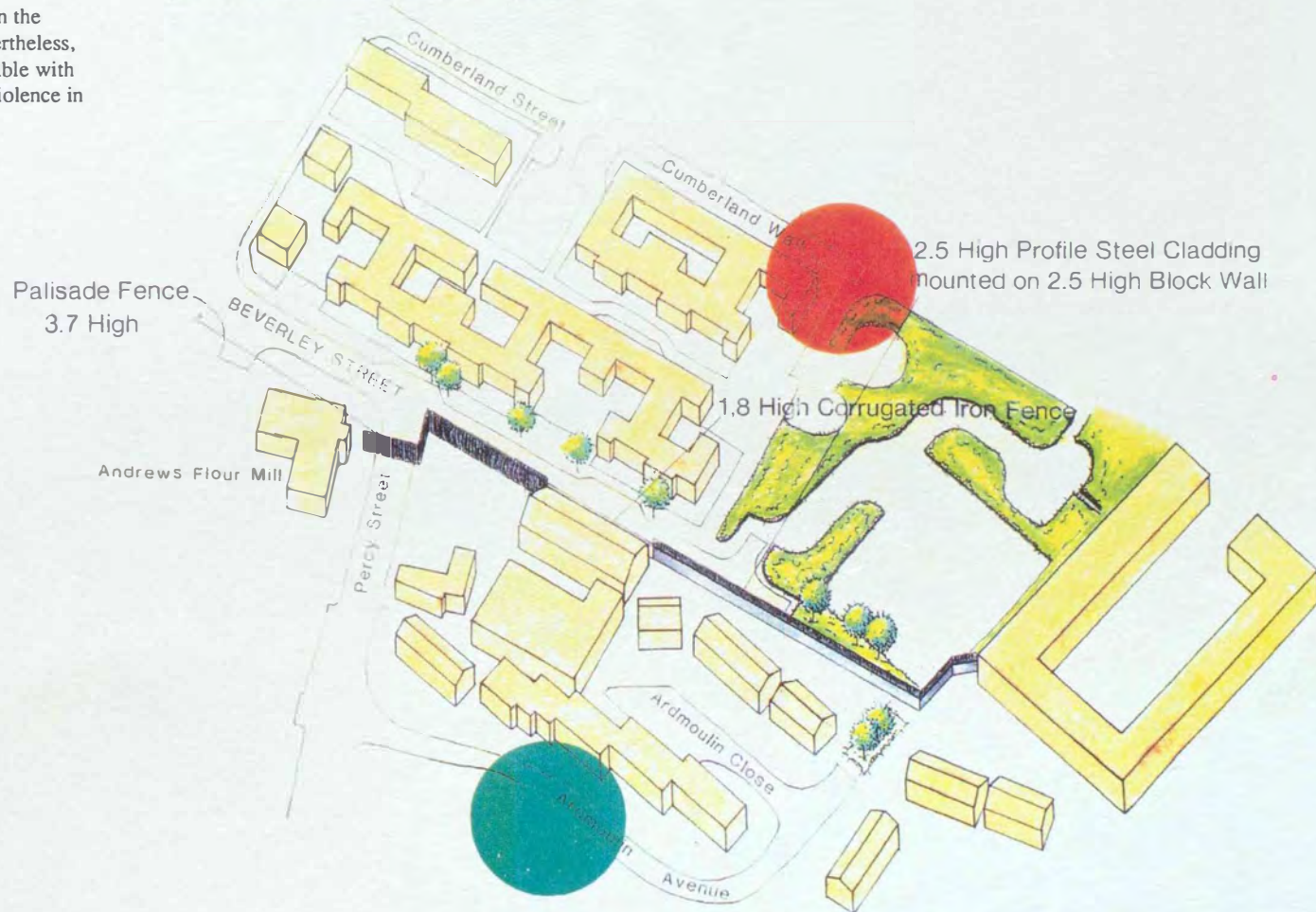


BEVERLEY STREET/ARDMOULIN

The peaceline extends along the south side of Beverley Street between Percy Street and Ardmoulin Avenue. Along most of Beverley Street it consists of profile steel cladding mounted on a 3m high block wall while near the Percy Street junction it is formed by a 3.7m high palisade fence.

The environmental quality of the peaceline and the immediate area is extremely poor although the adjacent housing at Ardmoulin and Beverley Street is satisfactory. The open space between Dover Street and Beverley Street appears to be under-utilised.

As with most other peaceline areas housing demand is low on the Protestant side and relatively high on the Catholic side. Nevertheless, the Beverley Street housing area appears to be reasonably stable with few voids. There have been sporadic instances of sectarian violence in this vicinity.



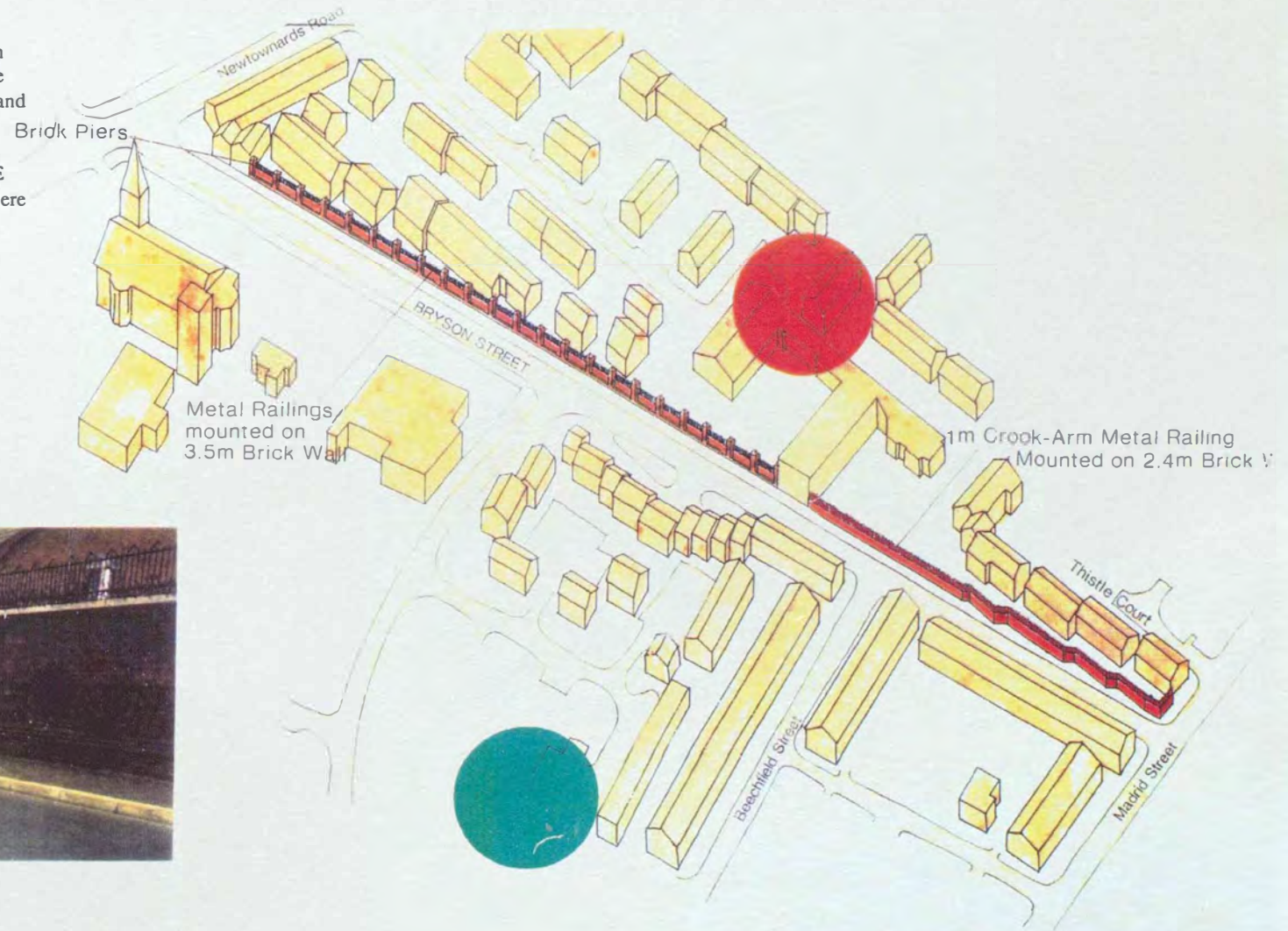
BRYSON STREET

EXISTING SITUATION

The peaceline extends along the eastern side of Bryson Street between Newtownards Road and Madrid Street in East Belfast. Between Newtownards Road and Bryson Street Primary School it consists of metal railings mounted on a decorative brick wall punctuated with brick piers. The remaining section to Madrid Street consists of 1m high crook-arm metal railings mounted on a 2.4m high brick wall.

The decorative brick wall at the Newtownards Road end of Bryson Street is a good design solution both visually and functionally. The other older wall, on the other hand, resembles a security structure and detracts from the streetscape.

Both sides of the wall appear to be reasonably stable and the NIHE report no significant housing management difficulties. Likewise there would appear to be no major security problems.



RODEN STREET

EXISTING SITUATION

The peaceline wall is located to the west of the Westlink between Roden Street and Distillery Street.

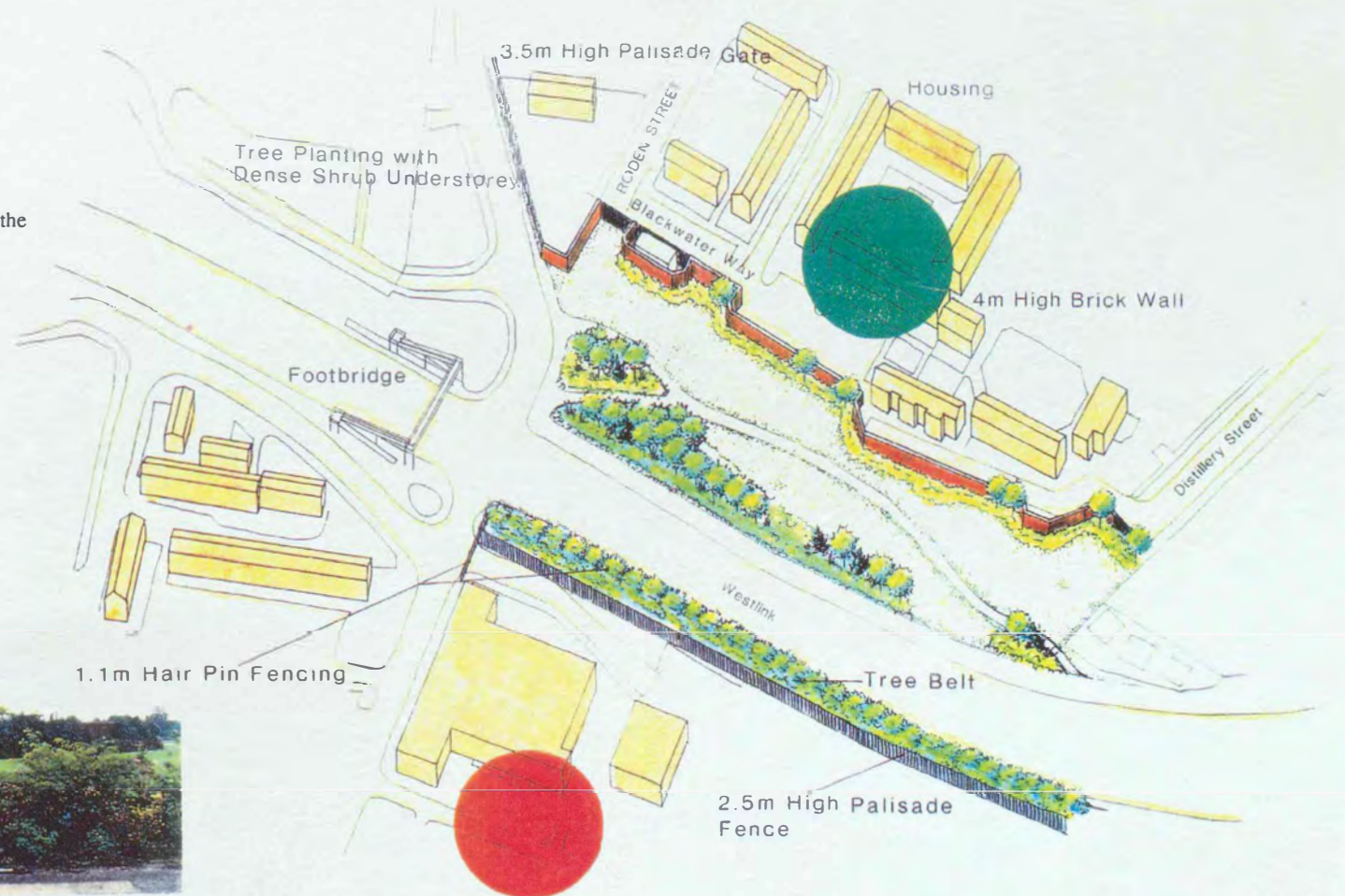
The peaceline strip consists of a buffer zone, approximately 50m wide adjacent to the Westlink and a decorative wall constructed of red brick.

The wall and buffer strip create a pleasant environment along the Westlink. By contrast, the environment on the other side of the wall is extremely stark, consisting of an expanse of empty car parks and vandalised planters.

The area experiences some sporadic sectarian violence but the presence of the busy Westlink has created a reasonably effective barrier between the 2 communities.

CURRENT PROPOSALS

NIHE are implementing an estate strategy in the Catholic Roden Street estate involving demolition of some maisonettes adjacent to the peaceline.



CLUAN PLACE

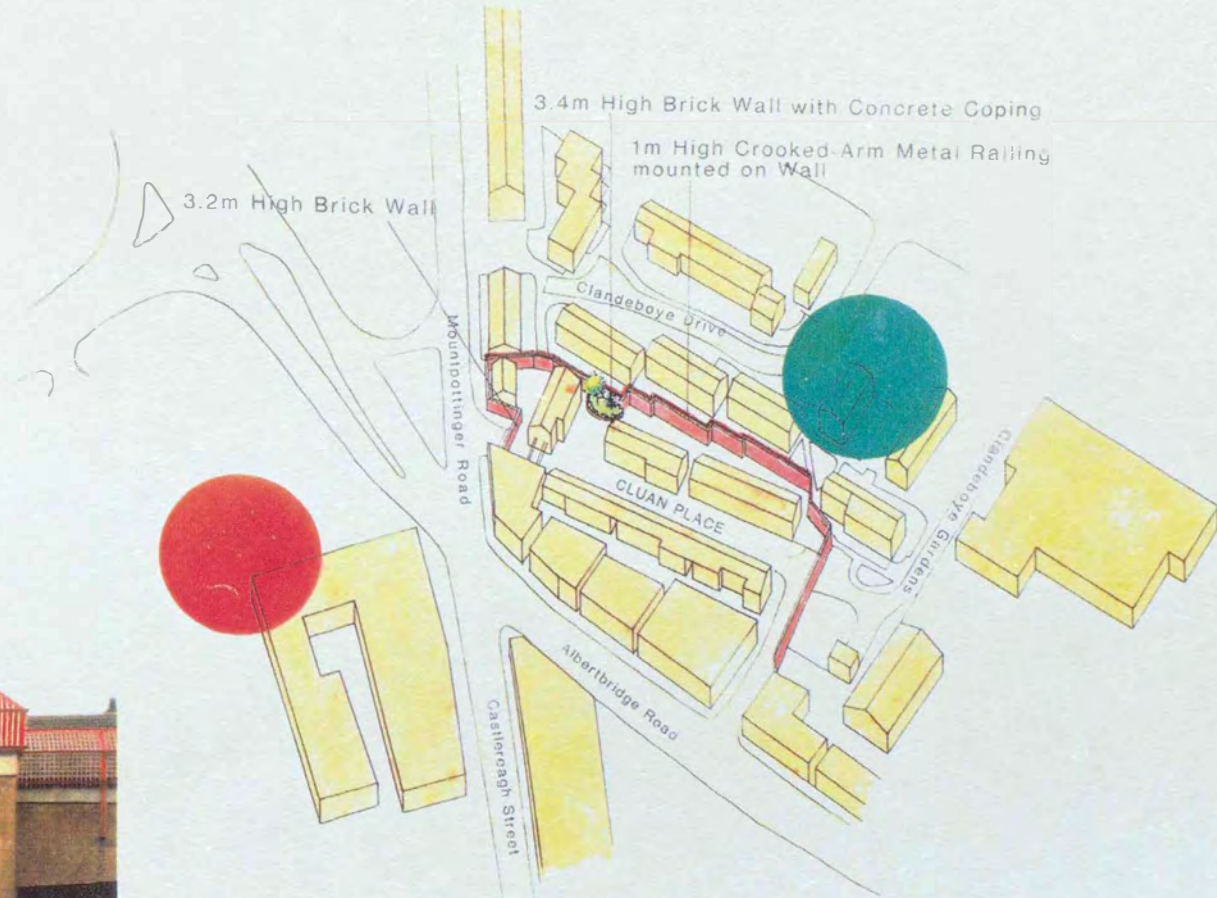
EXISTING SITUATION

The peaceline is located adjacent to the junction of Albertbridge Road and Mountpottinger Road and separates the Cluan Place and Clandeboye housing developments. It consists of a 3.4m high concrete brick wall with 1m high crooked-arm metal railing on top.

The peaceline structure is not an attractive feature but, as it is located at the rear of houses, it can only be publicly viewed from a few places. In these locations brick planters help to lessen the impact of the wall.

Both housing estates on either side of the wall are attractive and a good urban environmental quality exists. Three houses at the end of Cluan Place immediately adjacent to the wall are presently vacant but NIHE do not foresee any serious long-term housing management problems.

In security terms the area remains reasonably stable.



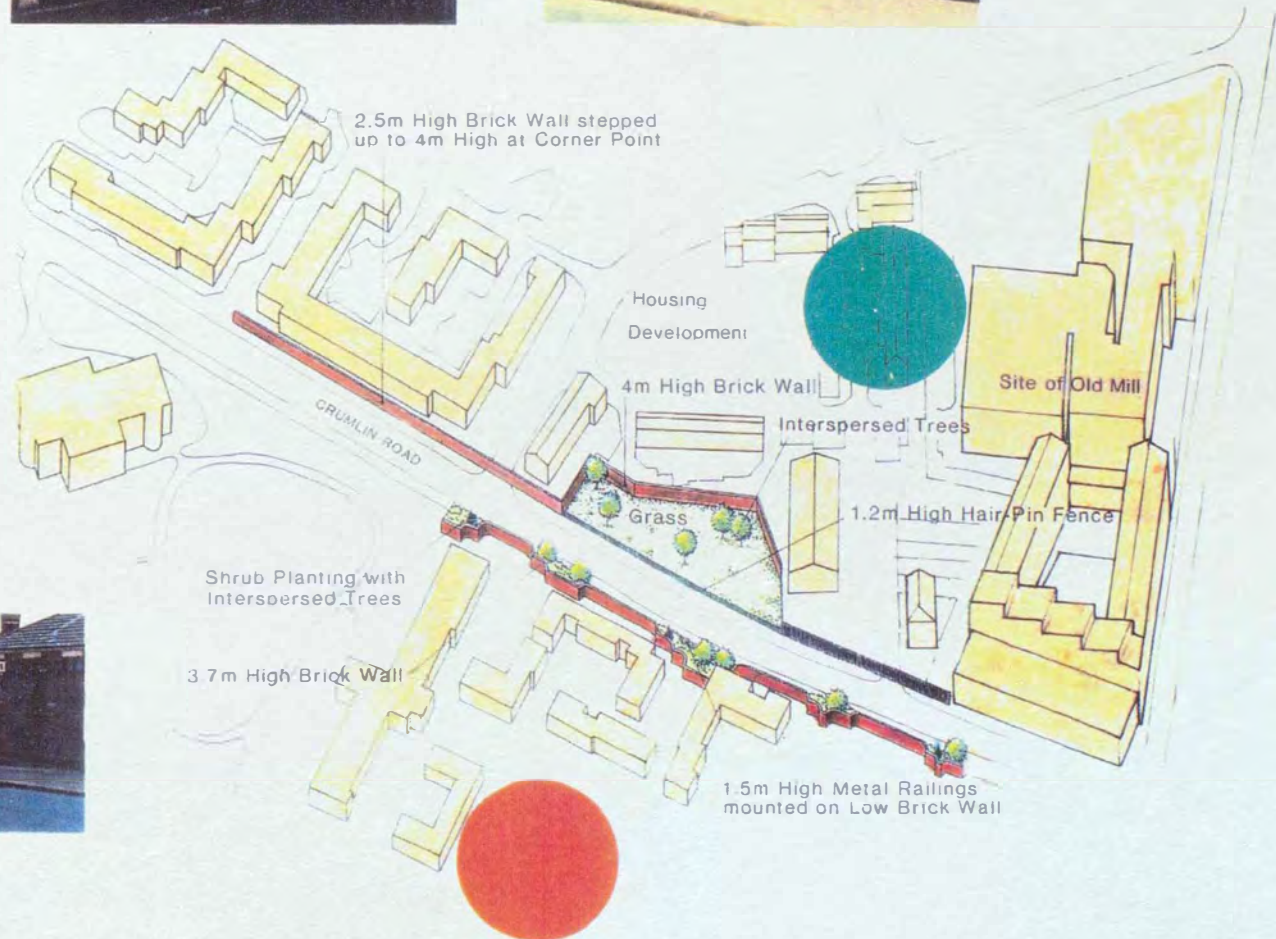
CRUMLIN ROAD

EXISTING SITUATION

The peaceline extends from Chief Street to Cambrai Street along the south side of Crumlin Road and from Kerrera Street to Brookfield Industrial Estate on the north side. On both sides of the road the peaceline structure is an integral part of adjacent housing developments. On the south side it consists of a decorative brick wall set back varying distances from the back edge of the footpath. The resultant spaces contain raised planters constructed of similar brick to the main wall and supporting 1.5m high metal railings.

On the north side of Crumlin Road a decorative brick wall separates the adjacent housing from the road. East of Herbert Street is a large grassed area with some trees which is separated from the Crumlin Road by a 1.2m high fence.

The structures on both sides of the road appear as attractive boundary treatment to adjacent housing and do not read as fortified structures. There would appear to be no significant housing management difficulties on either side of the peaceline. The security situation is also reasonably stable in an area where the first instances of sectarian violence began in the late 1960s. Both communities, however, remain completely polarised.



CUPAR WAY

EXISTING SITUATION

The peaceline structure extends from the rear of houses on Springfield Road, along the rear of houses on Cupar Street Upper and along the southern side of Cupar Way as far as Cupar Street Lower. A secondary barrier has developed on the opposite side of Cupar Way from Lanark Way to Conway Street.

The primary wall running along Cupar Way and to the rear of Cupar Street Upper is constructed of steel with infill panels of concrete. Profile steel cladding has been mounted on top of the wall giving an overall height of 6.5m. To the east of Cupar Street Lower is a palisade fence bounding the Argyle Street hostel and Cupar Street clinic and beyond this is the perimeter fence of North Howard Street Army Base.

The secondary fence on the northern side of Cupar Way consists for the most part of a palisade fence mounted on a low wall. Associated with this fence are various areas of open space and waste ground.

The main wall is a very dominant and unattractive fortified structure. It is in stark contrast to the architecture of the area and does not pay any regard to the local environment. The secondary fence and buffer zone on the opposite side of Cupar Way has an unkempt appearance and only the area around Ashmore Place enhances the environment in any way.

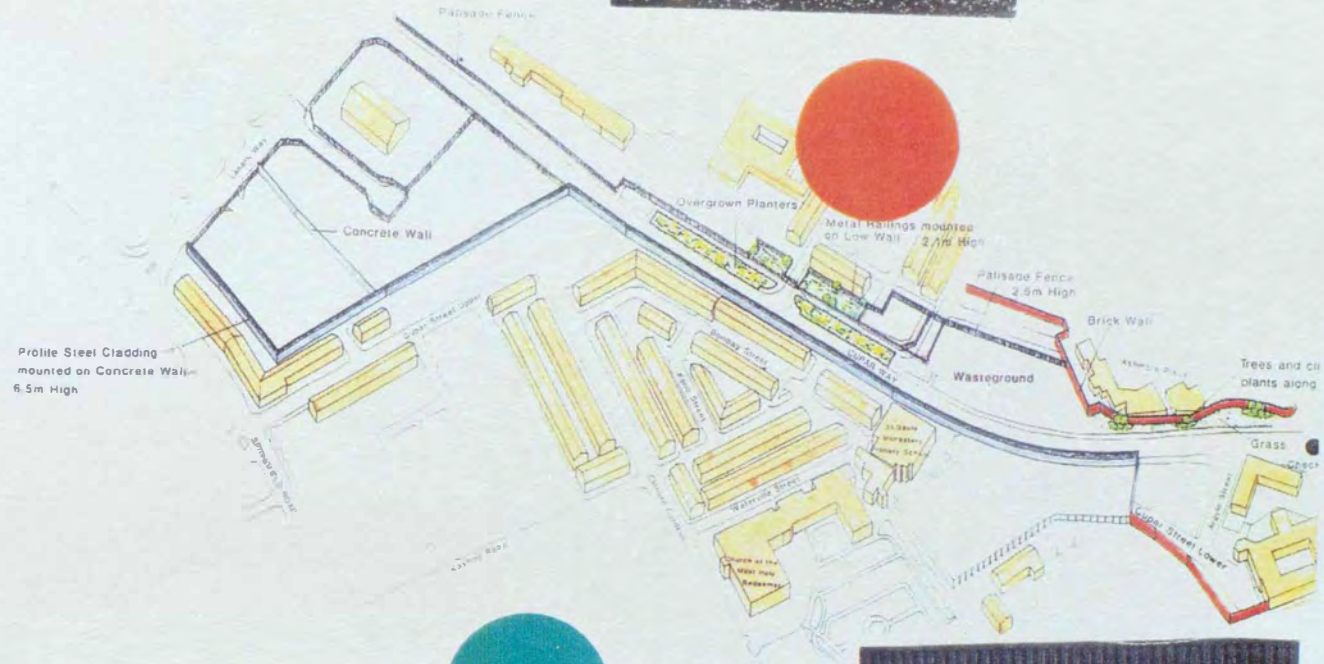
On the northern side of the peaceline there is extensive dereliction and vacancy due to low housing demand, particularly in the Lawnbrook area which is currently the subject of economic appraisal by NIHE. On the Catholic side there is considerable housing pressure, particularly in the Clonard area which is proposed for redevelopment. The position of the wall very close to Catholic housing results in continuing missile attacks from the Shankill side.

CURRENT PROPOSALS

Lanark Way is closed off at its Springfield Road end and current thinking is that a new enterprise park could be established with manned security gates at either end.

The army are soon to vacate the North Howard Army Base and NIHE are currently examining the feasibility of redeveloping the site for housing.

Finally, the idea of a new link road has been mooted which would follow the line of Cupar Way and link the Springvale Road directly to Falls Road/Divis Street. Such a road could also serve the proposed new university campus at Springvale.



DUNCAIRN GARDENS

EXISTING SITUATION

The interface extends along both sides of Duncairn Gardens from Hallidays Road to North Queen Street.

The peaceline is mainly made up of buildings along Duncairn Gardens with various types and sizes of fence erected across side streets.

The various peaceline structures are extremely unattractive. The environmental quality of the general area is so poor, however, that the peaceline does not detract from it.

On the Protestant Tigers Bay side of the peaceline there is extensive dereliction and vacancy due to low housing demand. On the Catholic New Lodge side housing demand is high and there is local community pressure to redevelop the "long streets" between New Lodge Road and Duncairn Gardens.

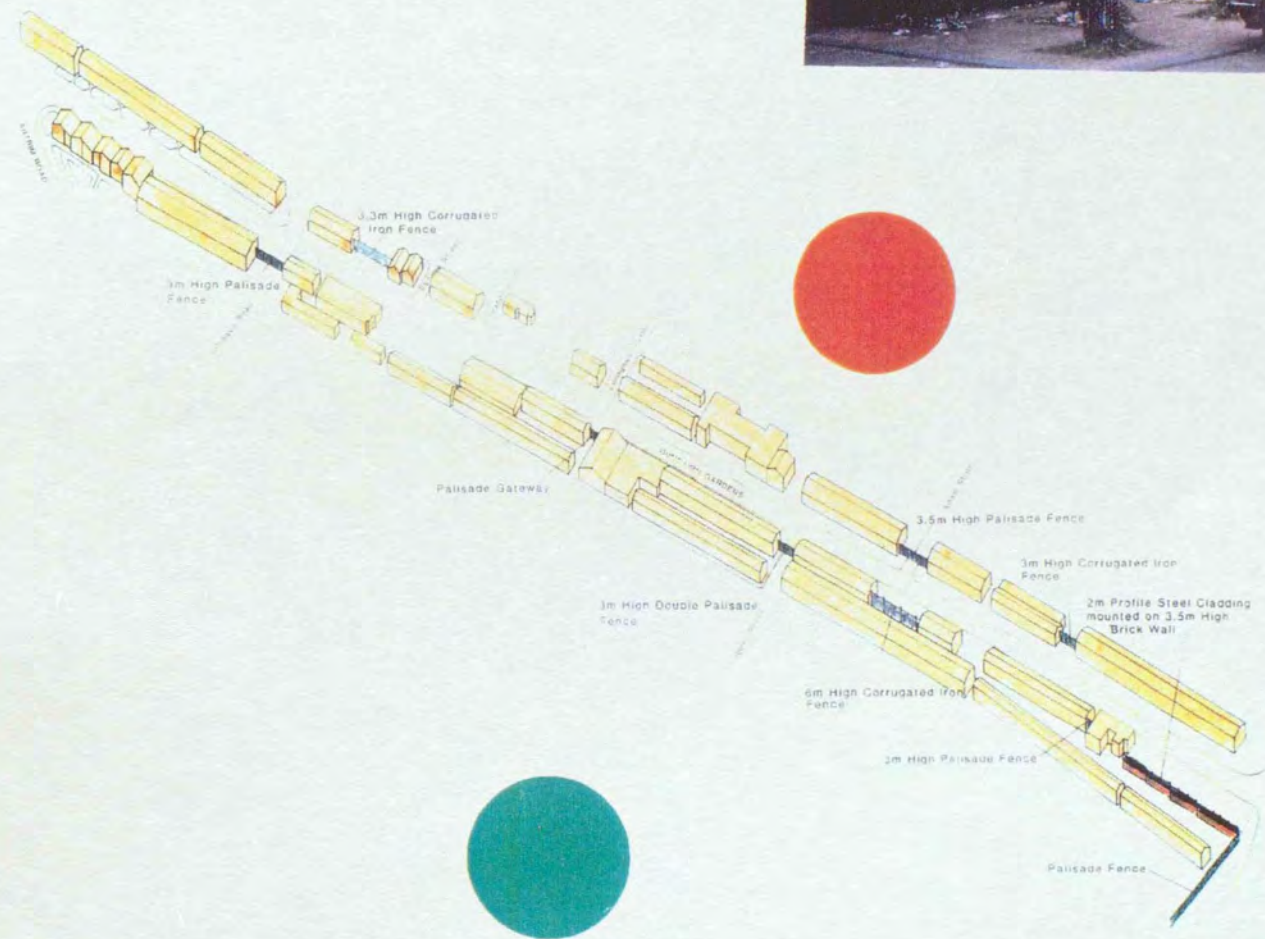
The area experiences serious security problems with murders, attempted murders and stoning incidents. Duncairn Gardens has changed from a pleasant tree-lined avenue of houses, shops and churches to being one of the major interfaces in North Belfast.

CURRENT PROPOSALS

The Northgate scheme is a DOE/NHE initiative to create an enterprise park on the north side of Duncairn Gardens with new housing to the rear.

Development schemes outlining the proposals have been adopted and the North City Business Centre is currently under construction at the junction of Duncairn Gardens and North Queen Street.

It is hoped that the initiative will lead to increased stability and help to reduce the amount of dereliction.



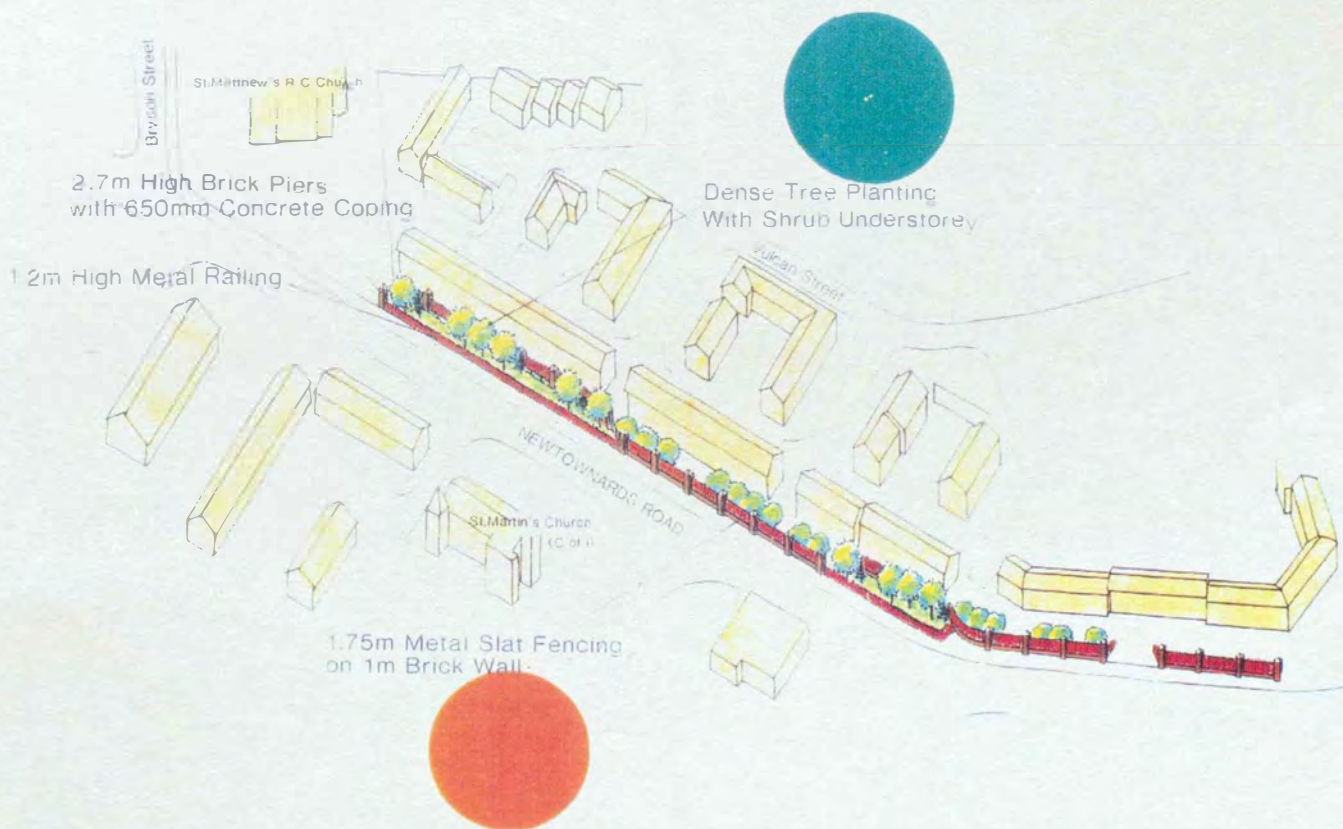
LOWER NEWTOWNARDS ROAD

EXISTING SITUATION

The peaceline structure is located in East Belfast and extends along the Lower Newtownards Road between St. Matthews RC church and Short Strand. It consists of 1.75m high metal fence set on a 1m high plinth wall and separated from the main road by a landscaped buffer strip. This strip is protected by 1.2m high railings located at the edge of the footpath.

The entire strip, consisting of the main peaceline fence, railings and planted buffer is not only compatible with its surroundings but generally enhances the area.

In housing management terms both sides of the peaceline are reasonably stable. Likewise from a security point of view the area is relatively peaceful.



MANOR/ROE STREET

EXISTING SITUATION

The peaceline extends along the rear of properties on Rosapenna Street and Rosevale Street and then across Manor Street towards Cliftonpark Avenue. The section to the rear of Rosapenna and Rosevale Streets consists of a 3.8m high brick wall which forms part of the new housing development. The section across Manor Street consists of a 4.5m high corrugated profile steel mustard coloured fence with narrow landscaped buffer strips on either side enclosed by railings.

The brick wall marries well into its surroundings but would benefit with some planting. The profile steel fence stands out against its surroundings although the associated landscaped strip and railings have proved reasonably effective.

On the Protestant side of the peaceline the NIHE have reported various housing management difficulties including high turnover rates and increasing voids. Some houses at Annalee Court have been demolished and the large open space adjacent to Cliftonpark Avenue remains undeveloped.

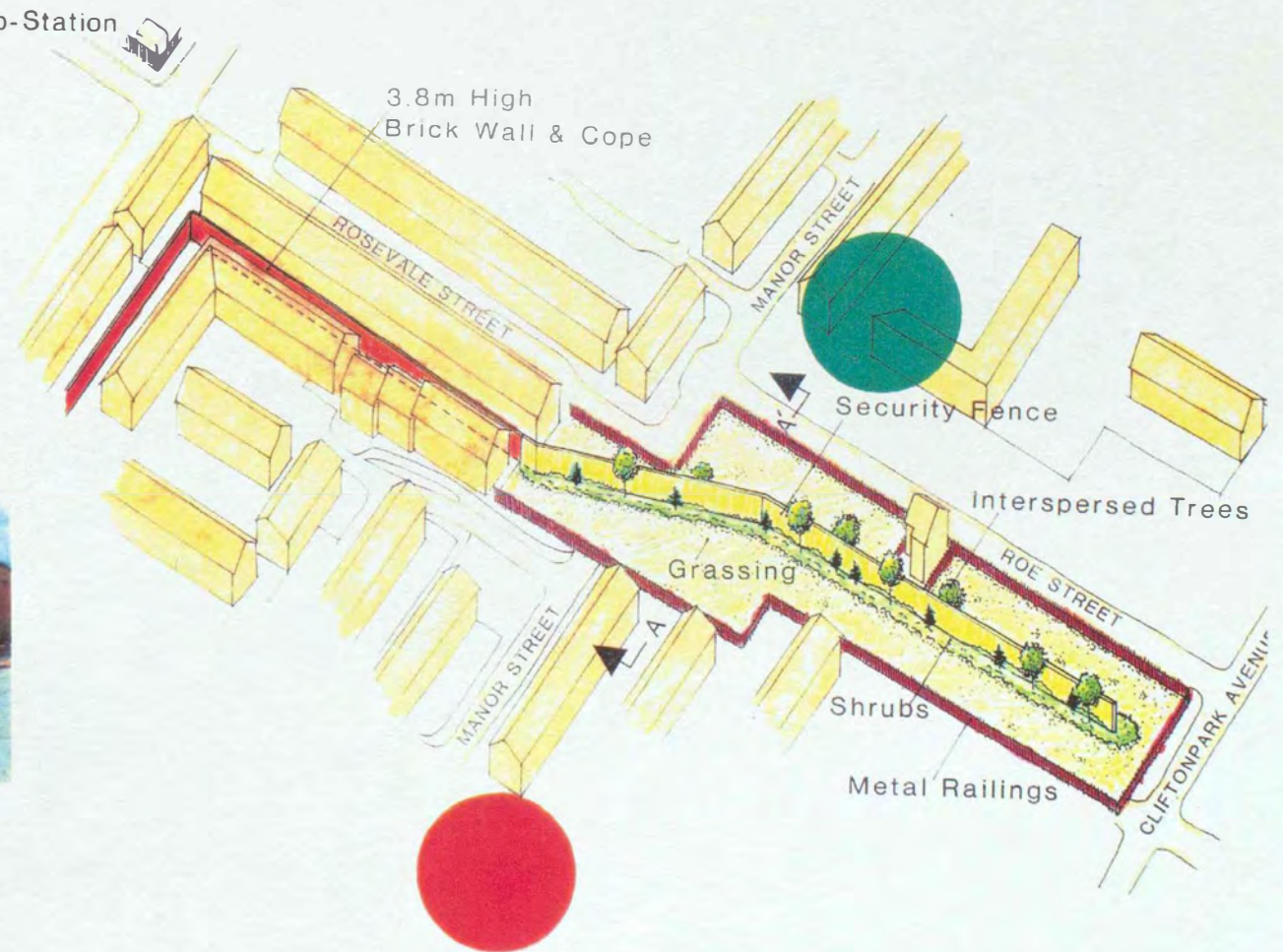
On the Catholic side housing demand is high but the NIHE consider it too sensitive as yet to build houses on existing vacant land.

CURRENT PROPOSALS

Some consideration has recently been given to environmental improvements, one idea being the use of vacant land for temporary football pitches.



Sub-Station



SPRINGHILL AVENUE

EXISTING SITUATION

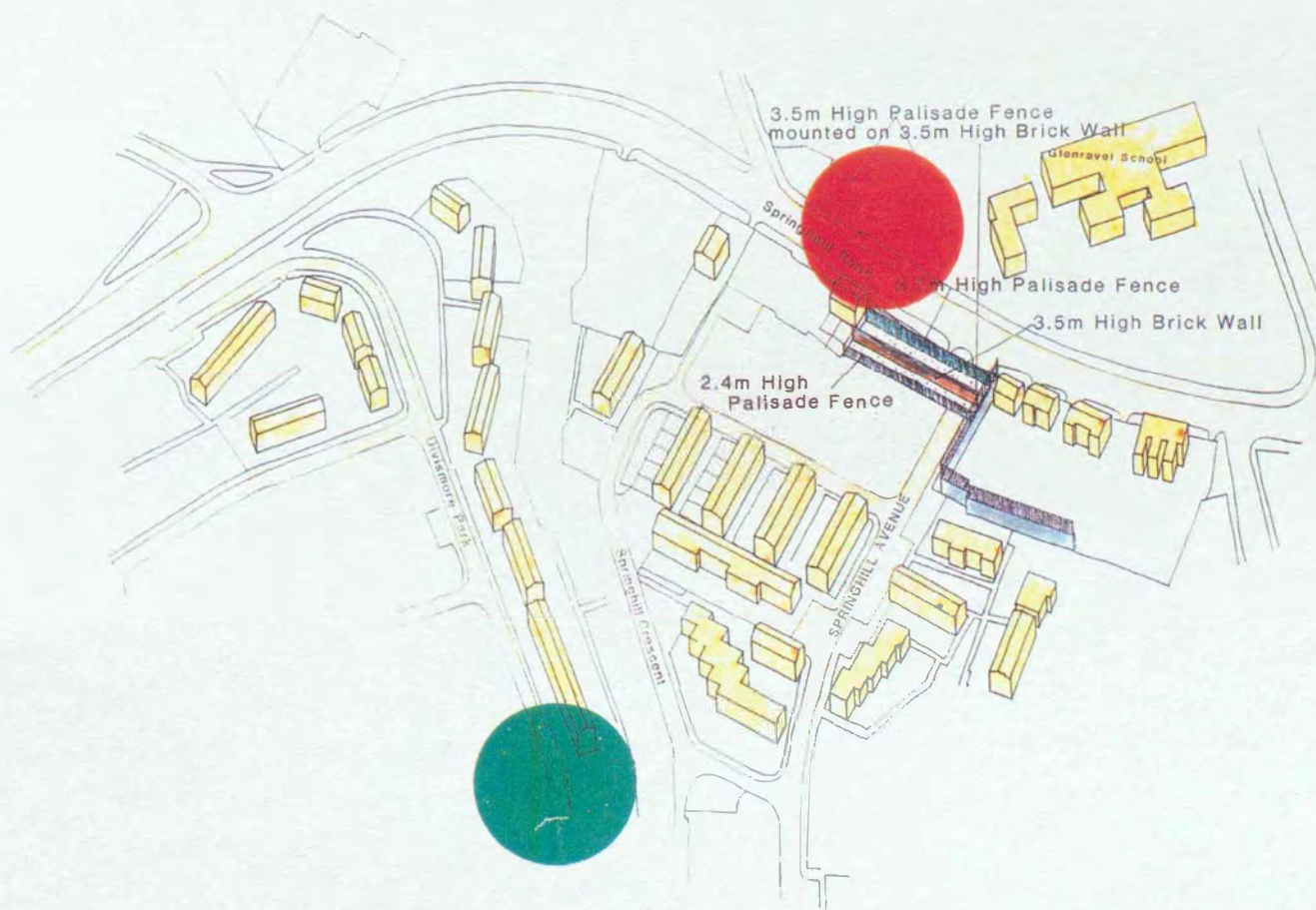
The peaceline is situated on the Springfield Road in West Belfast at its junction with Springhill Avenue.

Across Springhill Avenue it consists of a 3.5m high decorative brick wall flanked on either side by landscaped buffer strips and palisade fences. Along the eastern side of Springhill Avenue itself it consists of a 3.5m high brick wall with a 3.5m high palisade fence mounted on top.

Viewed from Springfield Road the peaceline is reasonably attractive and unobtrusive. The environment on the Springhill side is very poor although this may improve when the housing redevelopment in the area is completed.

Housing demand in the Protestant Springmartin Estate on the opposite side of Springfield Road is low and there are a significant number of vacant properties. The NIHE are currently implementing an estate strategy involving selective demolition and environmental improvement works.

The security situation at this interface has improved considerably since the wall across Springhill Avenue was built.



SPRINGMARTIN ROAD

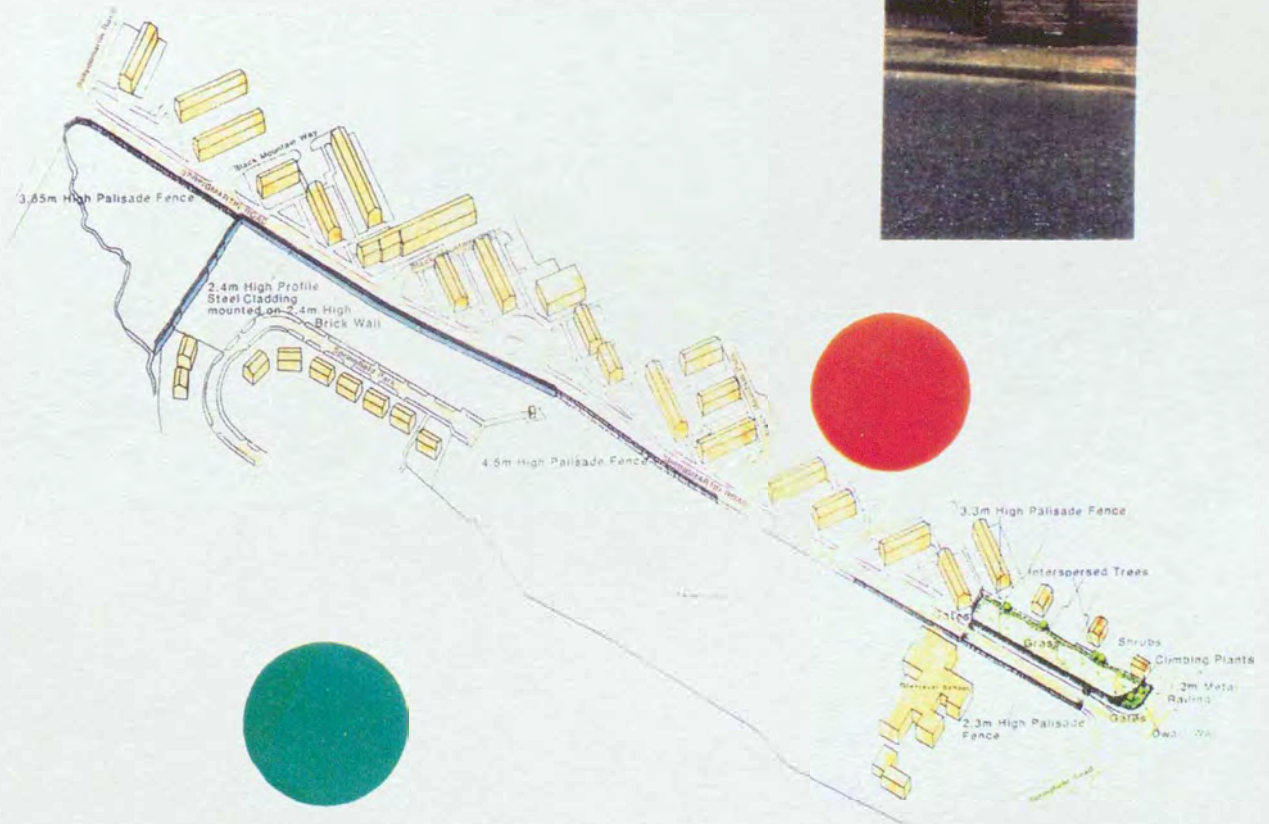
EXISTING SITUATION

The peaceline extends along the southern side of Springmartin Road between Ballygomartin Road and Springfield Road. It consists mostly of a series of palisade fences of varying height while in the vicinity of Springfield Park it consists of profile steel cladding mounted on a 2.4m high brick wall. At the Springfield Road end of Springmartin Road there are 2 lockable gates across the road constructed of palisade fencing. Associated with these is a small landscaped buffer strip at the end of Dunbooyne Park.

Despite the good view of Black Mountain from Springmartin Road, the general environmental quality of this area is poor. This is due mainly to the untidy foreground comprising of various types of unattractive fencing.

On the Protestant Springmartin side of the peaceline housing demand is comparatively low and the housing estate contains a number of vacant properties. The NIHE are currently implementing an estate strategy involving selective demolition and environmental improvement works. Springfield Park on the Catholic side was built as a private housing estate although many of the properties are now owned by NIHE.

Sectarian tension in the area is very high with incidents of attempted murder and sporadic stone throwing attacks.



STEWARTSTOWN ROAD

EXISTING SITUATION

The peaceline is located on the southern side of Stewartstown Road adjacent to Kells Avenue.

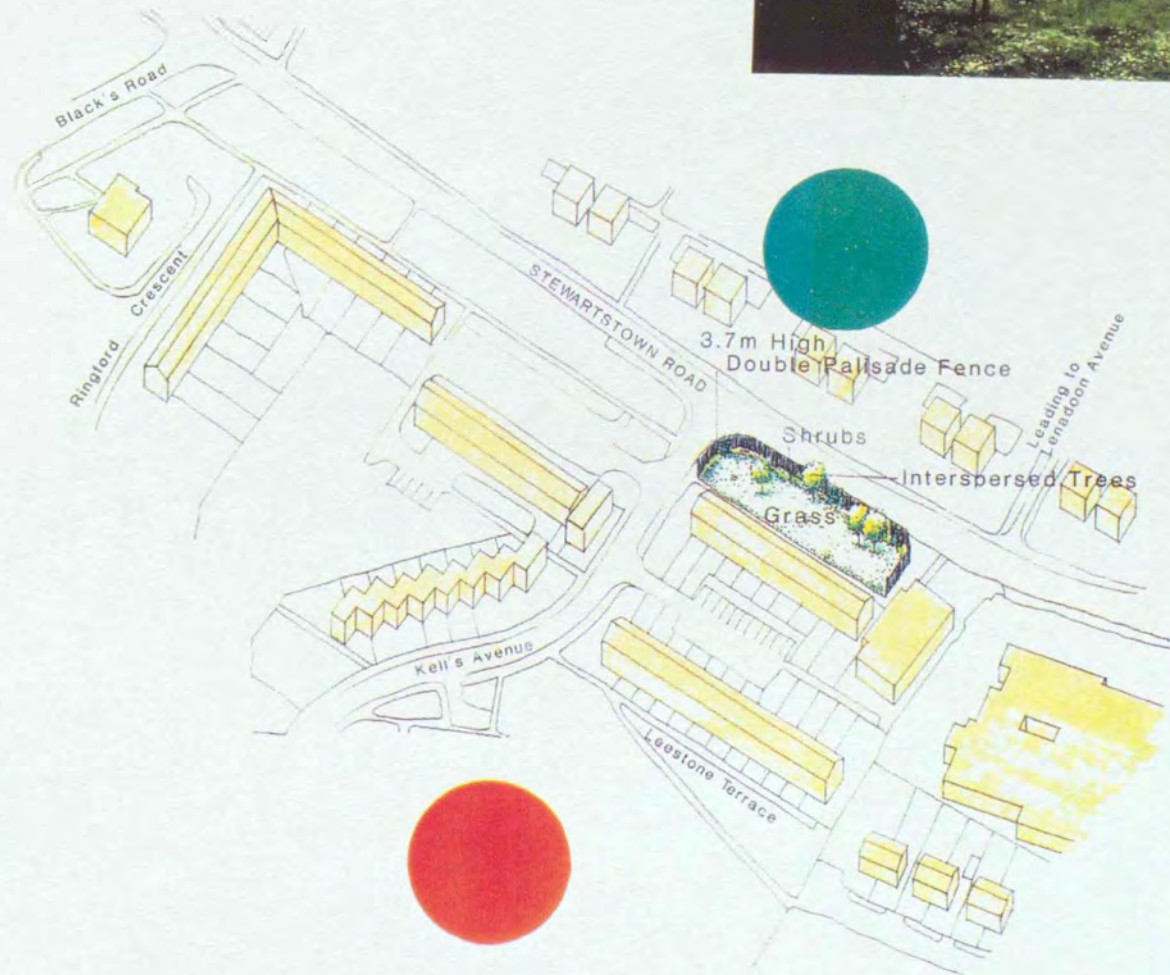
It consists of a 3.7m high double palisade fence with a grassed area of open space behind it.

The blank palisade fence along the back edge of the footpath is a monotonous and somewhat dominant structure when viewed from Stewartstown Road. The open space area to the rear helps to lessen the impact of the fence but could be structured in a better way.

As with most of the other interface areas housing demand is low on the Protestant Suffolk side and high on the Catholic Lenadoon side.

The NIHE have recently completed an estate strategy which has helped to improve conditions in the Suffolk estate.

The area has experienced only relatively minor security difficulties in recent years.



TORRENS/OLDPARK AVENUE

EXISTING SITUATION

The peaceline lies between Cliftonville Road and Oldpark Road in North Belfast. From Cliftonville Road it extends along the rear of houses in Oldpark Avenue, around the old Finiston Primary School site to Oldpark Road and then along Torrens Avenue to Torrens Drive. Between Cliftonville Road and the old Finiston Primary School site the peaceline is formed by a 3.5m high red brick wall. Thereafter it is formed mostly by a corrugated iron fence on which a mural has been painted in the vicinity of Torrens Crescent.

The peaceline wall to the rear of Oldpark Avenue is reasonably attractive, if somewhat bland. The remaining section, however, is visually very poor, particularly along the Oldpark Road/Torrens Avenue frontage where it flanks an unkempt grass strip.

On the Protestant Torrens side of the peaceline most of the houses appear to be occupied although it is understood that demand is very low. Housing demand is high on the Catholic Oldpark Avenue side but NIHE would consider it too sensitive as yet to build on the Finiston Primary School site. Torrens is a small Protestant enclave now almost entirely surrounded by Catholic areas. Territoriality and the long-term future of the area are important issues and, for this reason, the potential for continuing sectarian disorder remains high.

