

ANNEX 3

Proposals for three peacelines

- Springmartin Road / Springfield Park
- Cupar Way
- Torrens / Oldpark Avenue



▲ START OF CITY FARM SITE FROM SPRINGMARTIN ROAD



▲ BACK TOWARDS BALLYGOMARTIN ROAD



▲ FIRST GATE ON SPRINGMARTIN ROAD



▲ SECOND GATE AND FRONTAGE ARRANGEMENT FROM SPRINGFIELD ROAD



NIHE TREATMENT DOWN
SPRINGFIELD ROAD ▶

SPRINGMARTIN ROAD/ SPRINGFIELD PARK

EXISTING CONDITIONS



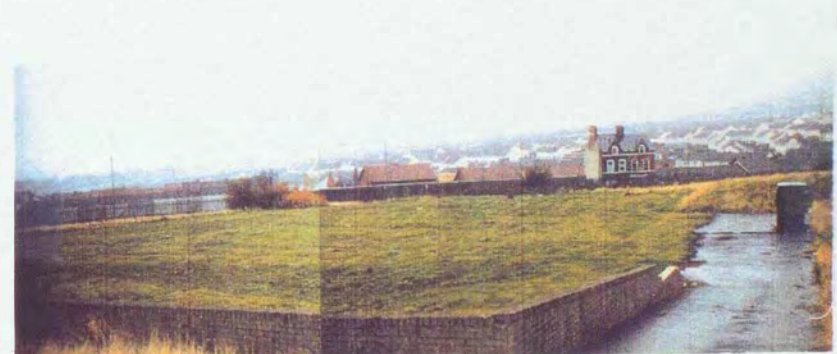
▲ APPROACHING END OF FARSET CITY FARM SITE -SPRINGFIELD ROAD SIDE



▲ EXISTING VIEW FROM SPRINGMARTIN ROAD OVER FORMER SITE OF FARSET CITY FARM



▲ NO VIEW DIVIDE BETWEEN SPRINGFIELD PARK AND FARSET CITY FARM SITE



▲ SITE OF FORMER GLENRAVEL SPECIAL SCHOOL

▼ FIRST GATE ON SPRINGMARTIN ROAD AT SPRINGFIELD ROAD SIDE



▼ END OF CITY FARM SITE - SPRINGFIELD ROAD SIDE



SPRINGMARTIN ROAD/ SPRINGFIELD PARK

EXISTING CONDITIONS



▲ OPEN SPACE/MAINTAINED AREA INSIDE DIVIDE ON SPRINGFIELD PARK SIDE



▲ DOWN TO NIE SUB-STATION
TOWARDS FARSET CITY FARM SITE



▼ VACANT DWELLING NEAREST DIVIDE



▲ CORNER OF DIVIDE ON SPRINGMARTIN ROAD

SPRINGMARTIN ROAD/ SPRINGFIELD PARK

DESIGN PRINCIPLES

The main aim is to establish a buffer zone which will create as much space as possible between the 2 communities. This will consist of a primary security wall or fence with landscaped buffer strips on either side. These will be protected by railings which will form secondary barriers.

The landscaped buffer strips will help to soften the appearance of the primary barrier and will also serve to discourage public access.

MAIN ELEMENTS

1. *The primary barrier will be located between Springmartin Road and Springfield Park and will extend through the former Farset Urban Farm and Glenravel School sites to the Springfield Road.*
2. *In the vicinity of Springfield Park it will be set back approximately 5m from Springmartin Road. In the Farset Urban Farm and Glenravel School sites where more space is available the set back distance can be much greater.*
3. *Trees and shrubs will be planted on either side. Where more space is available substantial areas can be given over to rough grass.*
4. *The landscaped buffer strips will be protected by 2.3m high railings on either side.*
5. *A palisade fence will be built along Springfield Road to tie in with new/improved gates across Springmartin Road.*
7. *A landscaped strip will be created between this fence and the Springfield Road.*

ESTIMATED COSTS

Demolition/site preparation	£34,500
New works	£423,000

TOTAL £457,500

SPRINGMARTIN ROAD/ SPRINGFIELD PARK

EXISTING CONDITIONS



SPRINGMARTIN ROAD/ SPRINGFIELD PARK PROPOSALS



▲ LAWNBROOK AVENUE MEETS CUPAR WAY



▲ REAR PERIMETER OF ASHMORE PLACE



▲ FROM DERELICT TERRACE ALONG NEW BUILD AT ASHMORE STREET



▲ INSIDE DIVIDE REAR OF BOMBAY STREET



MAKESHIFT PROTECTORS ERECTED BY N.I.H.E.



▲ REAR TREATMENT TO ASHMORE STREET AND ASHMORE PLACE



▲ VIEW OVER FORMER F.G. WILSON SITE AND OLD MILL BUILDINGS

CUPAR WAY EXISTING CONDITIONS



▲ ENTRANCE TO CUPAR WAY AT LANARK WAY



▲ ACROSS LANARK WAY TO KIMLIN SITE



▲ HALF WAY ALONG CUPAR WAY TOWARDS NORTH HOWARD STREET



▲ DERELICT TERRACE HALF WAY DOWN CUPAR WAY

CUPAR WAY

DESIGN PRINCIPLES

As with Springmartin Road/Springfield Park the primary aim is to establish a buffer zone which will create as much space as possible between the 2 communities. It is not possible at present, however, to remove or relocate the existing wall along the south side of Cupar Street. For this reason there is no opportunity to create a landscaped buffer strip on the Catholic Clonard side of the wall. The proposals must, therefore, be confined to the Protestant Shankill side.

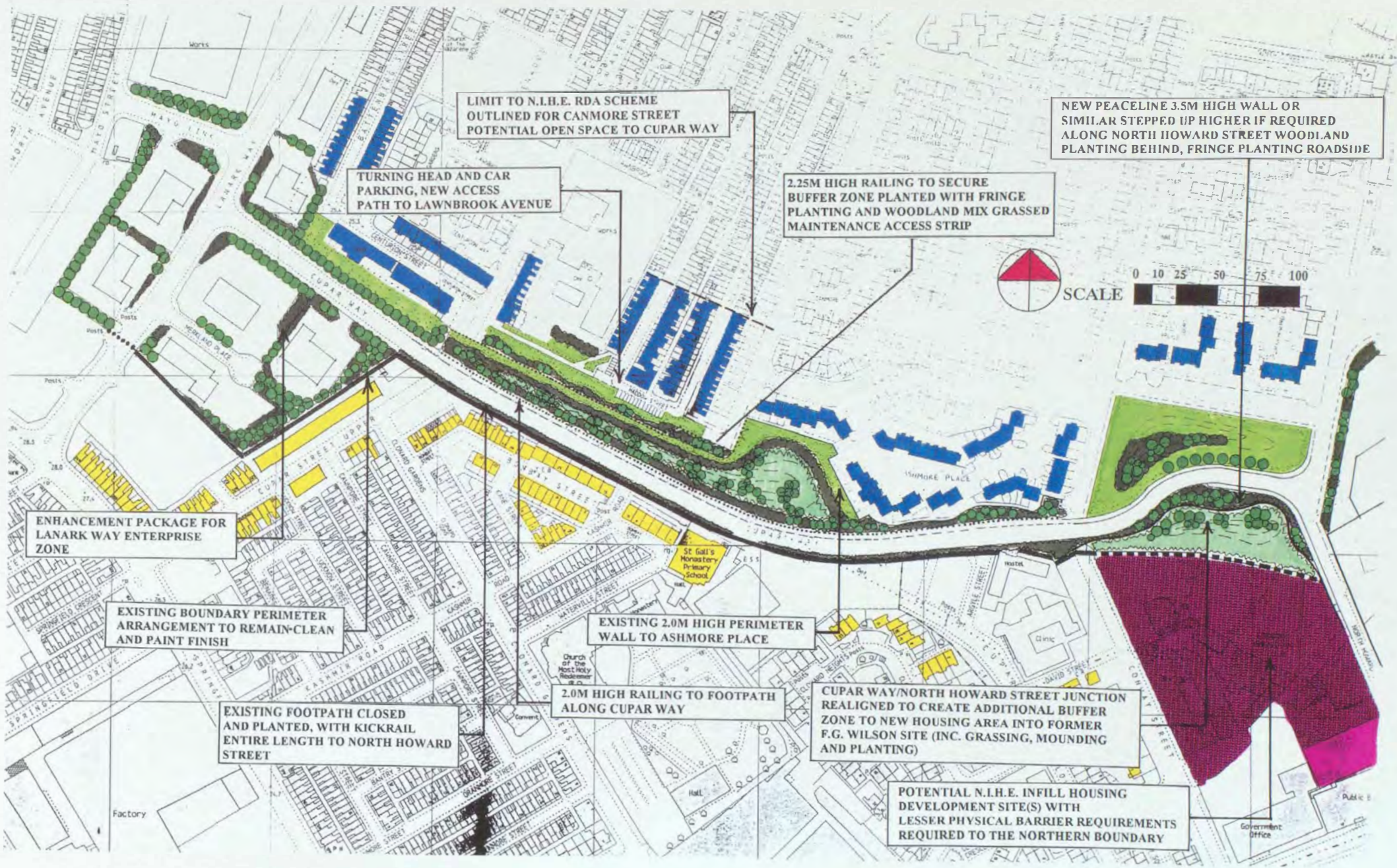
MAIN ELEMENTS

1. *The existing wall will remain along Cupar Way. The possibility of removing the adjoining footpath and introducing some planting should be explored.*
2. *The open space strip to the north of Cupar Way will be landscaped and protected on either side by railings (and the existing wall around Ashmore Place).*
3. *Separate discussions are currently taking place regarding the future of Lanark Way and any agreed scheme will have to be integrated with proposals for Cupar Way.*
4. *The proposals include the option of realigning Cupar Way across the former F.G. Wilson site and establishing the peaceline along the southern boundary of this road. This will allow more space on the Catholic side and be of assistance to NIHE in their proposal to redevelop the North Howard Army Base for housing.*

ESTIMATED COSTS

Demolition/site preparation	£47,000
Other demolition/preparation works	£42,500
New works	£342,000
TOTAL	£431,500

CUPAR WAY EXISTING CONDITIONS



CUPAR WAY PROPOSALS

◀ ELEVATED VIEWS OF OLDPARK AVENUE FROM TORRENS COURT



▶ SERVICE ALLEY TO REARS OF 40 - 68 OLDPARK AVENUE TOWARDS OLDPARK ROAD SIDE



▲ FORMER FINISTON PRIMARY SCHOOL SITE TOWARDS OLDPARK AVENUE

▶ TORRENS ROAD BOUNDARY TREATMENT TO FINISTON PRIMARY SCHOOL SITE



▼ OLDPARK ROAD FRONTAGE



▲ NO 1 TORRENS AVENUE ALONG OLDPARK ROAD FRONTAGE

TORRENS/OLDPARK AVENUE - EXISTING CONDITIONS



▲ REAR TREATMENT TO NO.S 70 - 100
OLDPARK AVENUE



▲ FROM CLIFTONVILLE ROAD
INTO ELIMGROVE STREET



▲ FROM TORRENS CRESCENT OVER DIVIDE TO BACKS
OF HOUSING ON OLDPARK AVENUE



▲ DIVIDE FROM OLDPARK AVENUE



▲ UNMADE GROUND TO 168 AND 170
CLIFTONVILLE ROAD

TORRENS/OLDPARK AVENUE

DESIGN PRINCIPLES

As with the other peacelines the main aim is to establish a buffer zone which will create as much space as possible between the 2 communities. A peaceline wall is already in place between Elimgrove Street and the rear of houses on Oldpark Avenue and this will form one section of the primary barrier.

The continuation of this primary barrier through the Finiston Primary School site towards Oldpark Road is required.

MAIN ELEMENTS

1. *A new wall will be built around the Finiston Primary School site to replace the existing corrugated iron fence. This will be set back 4 to 5m from the back of the footpath at the end of Torrens Road.*
2. *The option has been included of building a new wall from the corner of the Finiston Primary School site to the rear of houses in Torrens Court.*
3. *Where space permits trees and shrubs will be planted on either side of the wall.*
4. *The landscaped buffer strips will be protected by 2m high railings.*
5. *The Finiston Primary School site will be totally enclosed and the site mounded and planted with woodland whips.*
6. *A new curved wall will be built along the Oldpark Road frontage with associated tree and shrub planting.*

ESTIMATED COSTS

Demolition/site preparation	£ 31,750
New works	£ 271,500
TOTAL	£ 303,250

TORRENS/OLDPARK AVENUE - EXISTING CONDITIONS



N.B. MAINTENANCE ACCESS GATES TO BE PROVIDED FOR EACH RAIL SECTION

TORRENS/OLDPARK AVENUE - PROPOSALS