

TITANIC QUARTER STUDENT VILLAGE

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CGI of proposed development, entrance from Queen's Road approach

Welcome

Welcome to our public information event for the development of a high-quality, Purpose Built Managed Student Accommodation (PBMSA) scheme in the heart of the growing Titanic Quarter. We are seeking your feedback on these proposals in advance of a major application being submitted.

The proposals for the Titanic Quarter Student Village seek to deliver sustainable, high-quality extensive facilities and services to support a student community, catering to c.1100-1200 students.



Model of proposed development

Who is bringing forward these proposals?

Watkin Jones Group and Lacuna Developments Ltd are bringing forward these proposals and have strong experience in developing high quality student accommodation in Belfast.

Watkin Jones Group

Established in 1791, the Watkin Jones Group has a proven track record in developing and constructing residential and commercial properties. They are a multi-disciplinary constructor developer with a lengthy and proven track record, including within the residential and mixed used development sectors. The Watkin Jones Group has experience of developing within Belfast having been involved with many student accommodation developments including John Bell House which opened its doors September 2016. In total, the Watkin Jones Group has completed or are currently constructing over 50,000 residential units across the UK.

Watkin Jones Group has extensive experience and expertise in delivering high quality management solutions through its accommodation management business, Fresh.

Fresh is its multi award-winning operator-arm, who are currently managing over 20,000 homes across the UK and Ireland. Fresh cares for our residents with a range of wellbeing and community building activities, and continues to achieve 95% customer satisfaction.

Lacuna Developments

One of Northern Ireland's leading development and investment companies. Established in 1991, Lacuna Developments Ltd is a family run company. It was originally established by David Best and is now run by his son Anthony. Lacuna Developments Ltd has grown steadily over the last two decades to become involved in property development and investment throughout the UK. Lacuna Developments Ltd has experience in a wide range of property markets including private housing, student accommodation, high street retail and offices. They have been one of the pioneering developers who are developing high quality student accommodation in Belfast, including John Bell House, Botanic Studios and Swanston House. Lacuna Developments and Watkin Jones Group are delivering the Loft Lines development in Titanic Quarter and this proposed mixed-tenure residential development is currently under construction.

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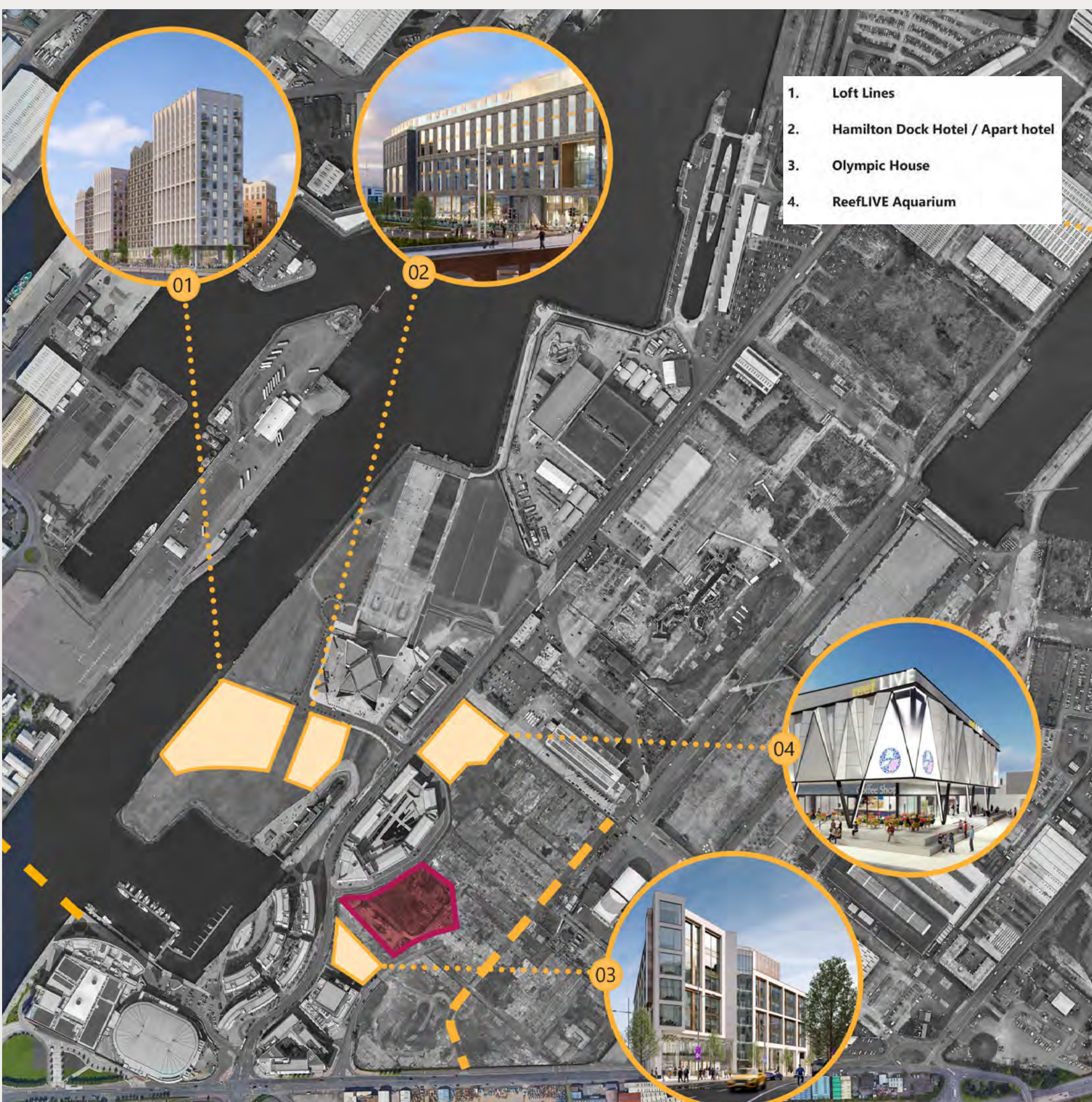


The Site

The proposed project site is located at lands to the north-east of Olympic House, east of Queen's Road and south of Belfast Metropolitan College within the Titanic Quarter area.

The site can be considered a prime location for PBMSA development, benefiting from excellent proximity to public transport, local amenities and leisure offerings and accessibility to Belfast Metropolitan College, Queen's University and Ulster University.

Titanic Quarter provides a social, safe, sustainable, and vibrant home for its residents to live, work and play. The project is part of an ongoing regeneration project that goes beyond functionality; a place that enhances the wellbeing of the people who live, work, visit and stay here, and a sustainable and safe environment for future generations.



Emerging Site Context

PBMSA

What is Purpose-Built Managed Student Accommodation (PBMSA)?

PBMSA is accommodation that is built, or converted, with the specific intent of being occupied by students – either individual en-suite units or cluster bedrooms with shared lounge, kitchen and dining rooms. The inclusion of the word 'managed' highlights the importance of such accommodation being centrally supervised to provide welfare support for students and to ensure compliance with any code of conduct or tenancy agreements.

The Need

As the requirement for accommodation continues to grow the subject site presents a prime location for PSMSA, benefitting from its location adjacent to Belfast Metropolitan College and close proximity to Ulster University and Queen's University, local amenities and leisure offerings by active and sustainable modes of transport.

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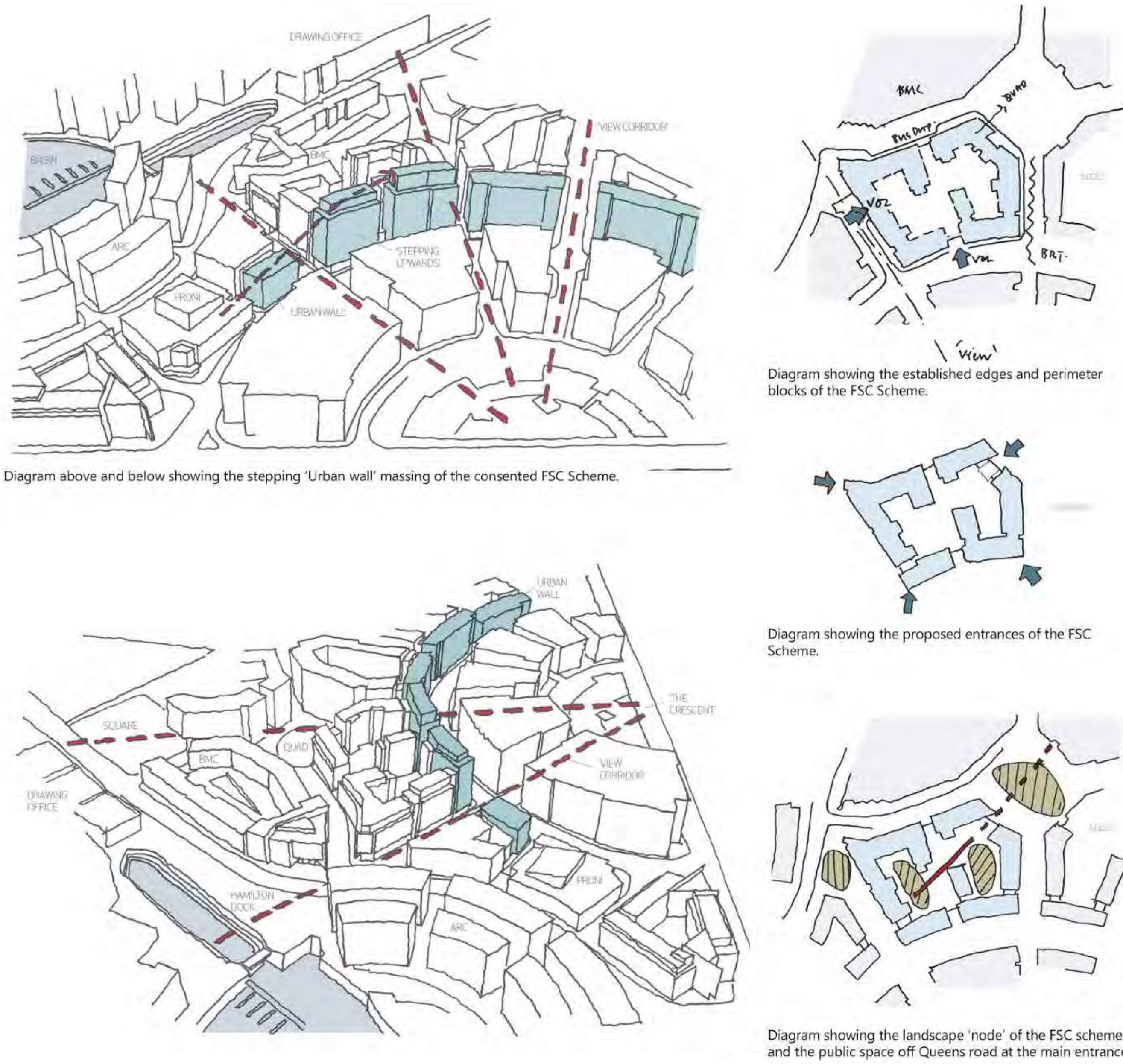
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Planning History

The site benefits from an extant planning permission granted in November 2010 that allowed for the erection of a 55,000 sq m financial services campus (FSC) on the site (Ref: Z/2009/1603/F). The permission establishes certain parameters including building height, active frontages, access arrangements. The Proposed Development sits comfortably within these parameters.



Modelling of Financial Services Campus

Planning Context

The planning policy framework for the subject site is presented below. The proposed scheme is designed to comply with the planning policy context: -

Belfast City Council Local Development Plan (LDP) – Plan Strategy (2035)

Belfast City Council (BCC) adopted their Plan Strategy (PS) on the 2nd May 2023. It is the new Local Development Plan (LDP) for the Belfast City Council area. The suite of Plan Strategy policies and Supplementary Planning Guidance (SPG) have been fully considered in the preparation of the scheme proposals.

When considering land use zonings, designations and proposals maps, the Council have confirmed that they will still have regard to those contained within the Belfast Urban Area Plan (BUAP) 2001, and the draft Belfast Metropolitan Area Plan (dBMAP) until such time as the new Local Policies Plan (LPP) is adopted. The Houses in Multiple Occupation (HMOs) Subject Plan for Belfast City Council Area 2015 also remains a LDP for the purposes of the Planning Act (Northern Ireland) 2011.

Draft Belfast Metropolitan Area Plan 2015

Titanic Quarter is identified for mixed use development in the draft Belfast Metropolitan Area Plan 2015 (dBMAP) under Zoning BHA01 and the principle of the developing the land for residential development and in turn PBMSA is accepted.

Titanic Quarter Development Framework

A Development Framework was prepared for the entire Titanic Quarter in 2003 and agreed by the Department of the Environment (now Department for Infrastructure) in 2008 and later amended in 2010.

The site is located within Phase 3 (Block 13) of the Development Framework amended version 2010 within which residential development is identified as a permissible use.

The Key Design Principles of the Development Framework (as amended 2010) for Phase III are: -

View Corridors – The introduction of a 'spokes of a wheel' approach ensures that along those spokes views towards valuable maritime heritage are anchored to a new Titanic Quarter gateway at Sydenham Road;

Phasing - To ensure an orderly approach to the development, a series of sub phases have been identified for Phase III;

Public Realm - Proposals for a series of high quality public squares with public realm defined by the building blocks;

The 'Urban Wall' carries the highest forms in this scheme rising up from both ends to the highest point in the centre and is given relief by the radial streets. Consistency in the wall creates legibility in form. A feature designed to further accentuate the Crescent Fountain feature being the key gateway to Phase III from Sydenham Road; and

Defined Edges - Perimeter blocks to provide edge-defining buildings to create a legible urban form.

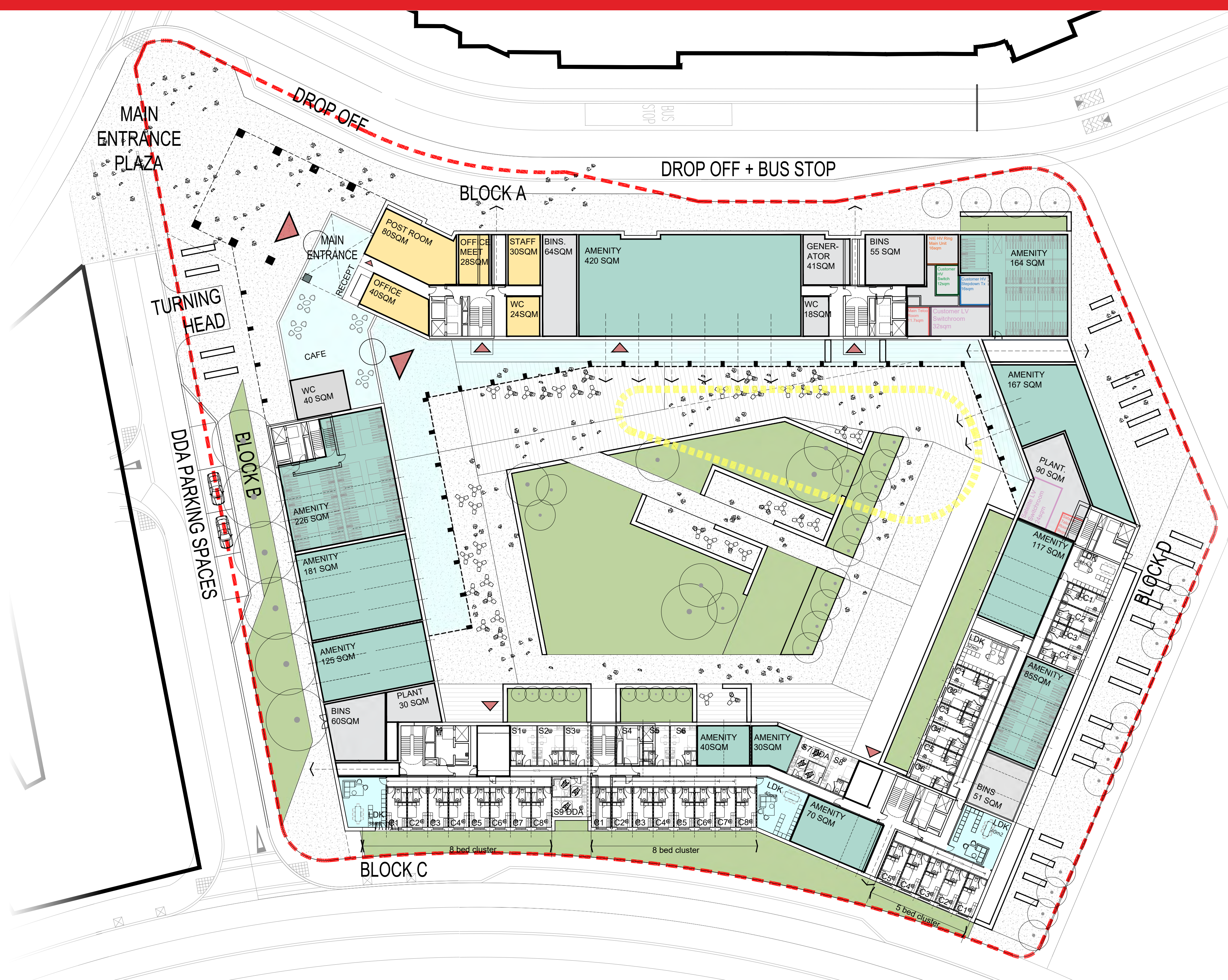
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Ground Floor plan

A Titanic Student Experience

The Titanic Quarter Student Village has been designed with community at its core. The proposal we present as part of this submission includes a range facilities and services to support both study and relaxation in one location, allowing residents to utilise scheme specific study facilities and easing pressure on library space and the wider university facilities at peak times.

Our Proposals

The proposals for the Titanic Quarter Student Village seek to deliver sustainable, high-quality extensive facilities and services to support a student community. These plans will propose 1,100-1,200 modern bedrooms and will feature a dedicated service team, 24/7 management and a range of unit types to suit students at various stages of their university life.

The scheme seeks to create an environment with an extensive range of spaces for interaction to both learn and relax as an extension of a university campus.

The proposed scheme comprises:

- Circa 1172 units comprising a mix of cluster rooms and studios arranged across 4 blocks of accommodation;
- Central courtyard providing a high quality hard and soft landscape space to facilitate opportunities for informal recreation;
- A number of shared facilities for residents which consciously open into the courtyard space including lounges, private dining room, games room, cinema screen rooms, flexible co-working study spaces, launderette, secure bike parking and a gym & fitness centre;
- Entrance plaza, public realm and landscaped boundaries;
- Bike storage facility; and
- Accessible parking spaces and a vehicular turning head have been provided on the access road between Olympic House and the proposed scheme for ease of direct access and close proximity to the entrance.

At the heart of the design is the creation of a range of spaces to suit a diverse range of tenants, and with the opportunity for social interaction in many places which may include:



HEALTH AND WELLBEING

- Gymnasium
- Games Room
- Pastoral Carer systems



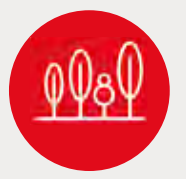
STUDY SPACES

- Study and Workspace
- Co – Working spaces



SUPPORT FACILITIES

- Launderette
- Café



EXTERNAL SPACES

- An extensive and high quality central landscaped courtyard and external public realm and landscaping



RECREATION SPACES

- Private Dining (bookable)
- Lounge(s)
- Cinema Room
- Bookable event space
- Cinema Room



GENEROUS MANAGEMENT FACILITIES

- Reception / Service Desk
- Management offices / Client Support Desk
- Parcel Locker Space



Green Spaces

The proposed scheme integrates various methods of increasing biodiversity by including areas of new planting along the perimeter of the building and landscaped areas within the internal courtyard.

Providing green space within the building design will allow for cleaner air, heat island mitigation, support biodiversity and assist with stormwater management.

The Courtyard design responds to build climate adaptation and carbon reduction into the scheme, through the integration of sustainable hard and soft landscape materials.

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View from Hamilton Dock



Design Considerations

Height and Massing

The proposed massing follows a number of key design principles established by the Financial Services Campus approved scheme.

The massing has been developed as a perimeter scheme to follow the masterplan plot shape creating strong established edges forming the roads and public spaces.

Key views including views towards the listed former Harland and Wolff Headquarters Building and Drawing Office and to the scheduled monument of Hamilton Graving Dock will be retained, ensuring the development is connected to the heritage of the adjacent sites.



Floorplans of levels 02-07

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Aerial view of proposed development

Sustainable Design

The proposed scheme will seek to stand as a 'best-in-class' example of Student Accommodation in Belfast.

The development will be designed to achieve BREEAM 'Excellent' rating.

BREEAM (Building Research Establishment Environmental Assessment Method) is a widely used certification system for assessing the environmental performance of buildings.

The development will be designed to reduce energy demand and carbon emissions and to ensure the building is as energy efficient as possible.

Measures currently being considered include;

- Implementation of an energy efficient lighting strategy to include low energy LED lighting, absence and presence detection control, dimming, use of sensors;
- Aiming to achieve low u-values for walls, floors and roofs;
- Provision of energy efficient heating and hot water, to include use of restrictive time clocks;
- Inclusion of renewable technology in the form of photovoltaics (solar panels) on the roof;
- The development, which is car free, will include clean energy systems using an all electric strategy, partially supplied from on-site.

Air Source Heat Pumps

The proposed development will include air source heat pumps (heating water). Air source heat pumps are an energy-efficient way to heat and cool buildings. They work by extracting heat from the outside air and transferring it into the building during the winter, and the process can be reversed for cooling in the summer.

Ventilation

Mechanical ventilation with heat recovery is currently being considered as the method of ventilation within the scheme. A Mechanical Ventilation and Heat Recovery (MVHR) system helps maintain indoor air quality while conserving energy.

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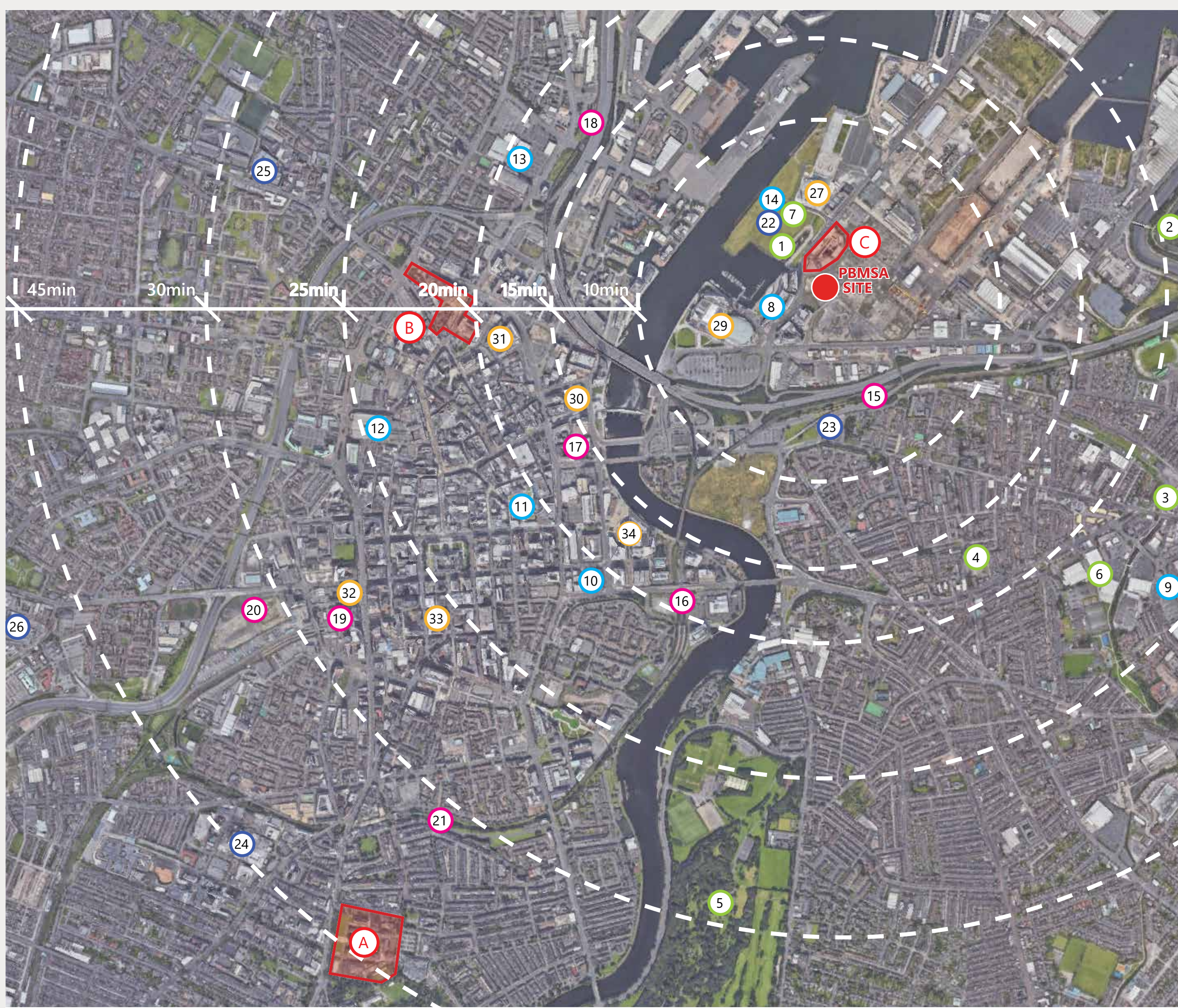
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A Sustainable Location

Titanic Quarter is a thriving destination, an attractive place to walk and cycle, with good provision for active travel within the area itself and links to Belfast city centre, including a number of Belfast's most popular bikeshare stations.



- Site**
- A - Queen's University Belfast (QUB)
 - B - Ulster University, Belfast Campus (UU)
 - C - Belfast Metropolitan College, Titanic Campus (BMC)
- Open Space, Sports & Recreation Facilities**
- 1. Titanic Slipways and Hamilton Dock (part of the Maritime Mile)
 - 2. Victoria Park
 - 3. C.S. Lewis Square
 - 4. Templemore Baths
 - 5. Ormeau Park
 - 6. Better Gym, Church Lane
 - 7. South Yard Square (under construction - Loft Lines development)
- Food & Retail**
- 8. SPAR, Titanic Quarter
 - 9. Connswater Shopping Centre
 - 10. St George's Market
 - 11. Victoria Square
 - 12. CastleCourt Shopping Centre
 - 13. Cityside Retail & Leisure Park
 - 14. New Convenience Store (under construction - Loft Lines development)
- Public Transport**
- 15. Titanic Quarter Train Station
 - 16. Belfast Lanyon Place Train Station
 - 17. Laganside Bus Station
 - 18. York Street Station (under construction)
 - 19. Europa Buscentre and Great Victoria Street Rail Station
 - 20. Belfast Grand Central (under construction)
 - 21. Botanic Train Station
- Health and Childcare Facilities**
- 22. New Creche (under construction - Loft Lines development)
 - 23. Bryson Street Surgery (located on Newtownards Road)
 - 24. City Hospital
 - 25. Mater Hospital
 - 26. Royal Victoria Hospital
- Cultural & Leisure Facilities**
- 27. Titanic Belfast
 - 28. New Aquarium (committed)
 - 29. Odyssey Pavilion
 - 30. Custom House Square
 - 31. The MAC
 - 32. Grand Opera House
 - 33. Ulster Hall
 - 34. Waterfront Hall

Access to Amenities

The proposal includes a range of onsite amenities within its design including student lounges, co-working/study spaces and fitness facilities. This reduces the requirement for students to travel beyond the site to gyms or University/College study spaces.

The development will benefit from the existing shops and amenities located within Queen's Island in addition to the new park, waterfront promenade, restaurants, cafés, bars already under construction as part of the Loft Lines waterfront development. The site is within a short walking distance from the Maritime Mile and from the newly refurbished Odyssey Place, a thriving food and entertainment venue offer on Queen's Island.

Active Travel

The proposed scheme includes extensive cycle stores, taking advantage of the site's proximity to the National Cycle Network.

Providing on-site bike storage and facilities encourages the use of sustainable transport and reduces the carbon footprint associated with commuting. This not only contributes to improved air quality but also encourages a healthier and more active lifestyle among building occupants.

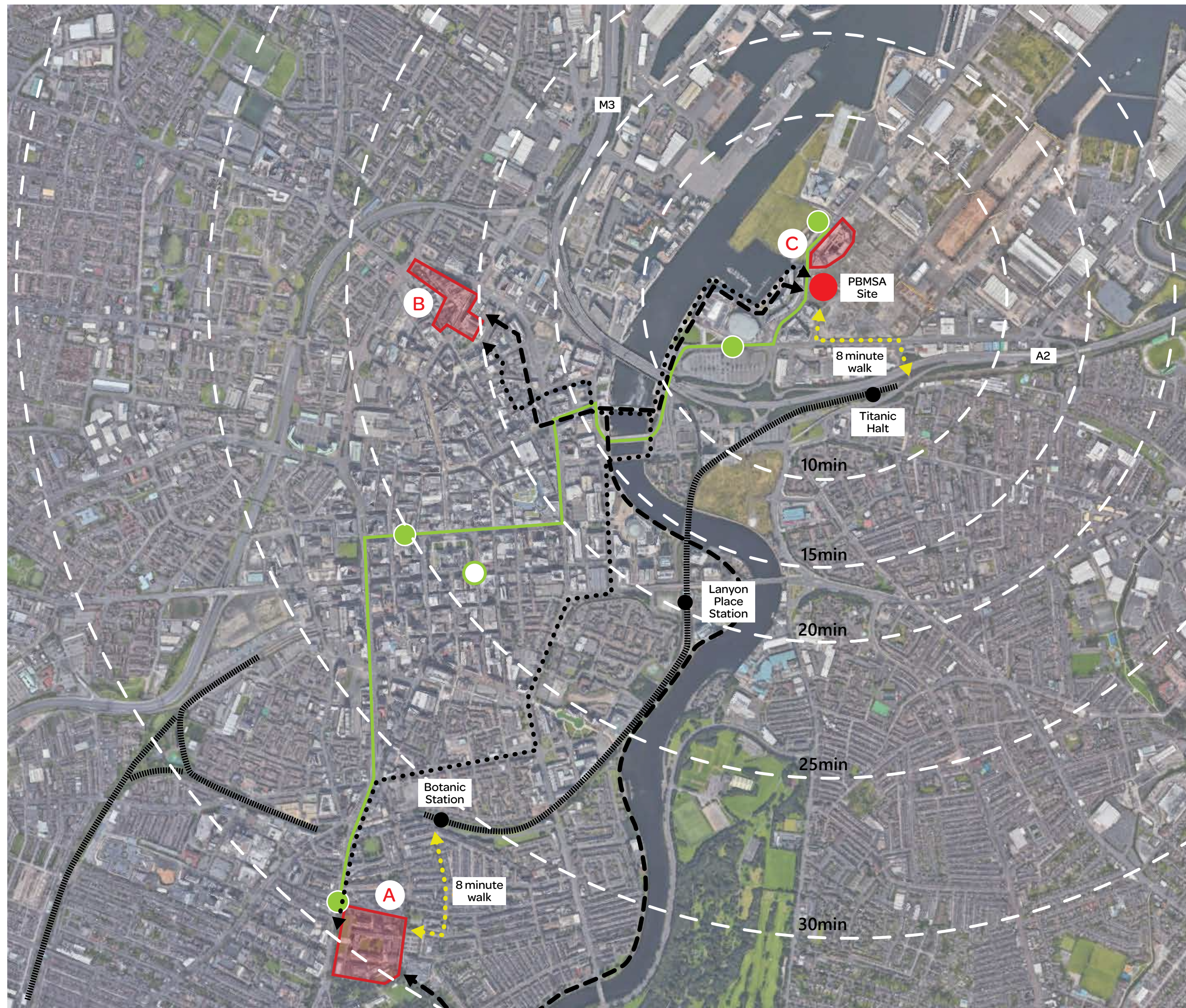
The closest Belfast Bikes docking station is located approximately 60 metres from the proposed entrance.

Within a 10minute cycle distance there is a considerable portion of Belfast City Centre core area, extending to the tip of the Gasworks side to the south, Yorkgate retail park (with all the associated retail and leisure amenities to the north) and Connswater Shopping Centre to the east.

Public Transport

The Titanic Quarter Student Village proposal is well served by local amenities and is highly accessible through direct linkage to high quality pedestrian facilities, Belfast Bike and cycling infrastructure and public transport provision via Metro, Glider and the rail network.

There is a strong public transport network available within 800m of the Titanic Quarter Student Village including:



- Potential Future Glider Stop**
- Existing Glider Stop
 - Train Station / Train Halt
- WALK** - less than 1min to BMC
- approx. 20-25mins to UU
- approx. 45mins to QUB
- CYCLE** - approx. 8mins to UU
- approx. 12-14mins to QUB
- TRAIN/WALK** - approx. 24 mins to QUB
- 8min walk (to Titanic Quarter Train Station)
- 2 stops on Train to/from Botanic Station
- 8min walk (to QUB)
- GLIDER/BUS** - approx. 23mins to QUB



The nearest Glider stop to Belfast City Centre is located approximately 100m from the site. Departing the site on the Glider G2, occupants can arrive at Belfast City Hall and access al Metro Services to every part of Belfast and the Glider G1 which travels East and West. There is also a proposed North / South extension to the Glider. The proposed extension to the south will serve both Queen's University Belfast and Belfast City Hospital which will further improve the public transport connectivity to the site.



The site is located an 8-10 minute walk to Titanic Quarter Train Station, 2 stops to Botanic train station (8min journey time) and an 8-minute walk to Queen's University Belfast. The station also provides links to further afield to Bangor and Portadown.



Meanwhile, there are various bus stops located in close proximity to the site, including on Queen's Road itself.

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Key Benefits



Best-in-class Management

- The development will be managed by Fresh Management, Watkin Jones Group's multi award-winning operator-arm who manages a range or Purpose-Built Managed Student Accommodation (PBMSA) schemes across the UK and Ireland.
- Fresh Management will offer an exemplary management system ensuring a seamless blend of safety, community harmony, and efficient issue resolution.
- With a commitment to excellence, Fresh Management leverages its expertise to implement robust safety protocols, ensuring the well-being of residents. The management system is designed to foster a neighbour-friendly environment, promoting positive interactions and community cohesion.



Growing the use of Public Transport

- Strategically situated in the heart of Titanic Quarter, occupants will have access to a diverse range of public transport option. The site is positioned within an 8-minute walk to Titanic Quarter Train Station, providing quick access to key destinations such as Botanic train station and Queen's University Belfast.
- Recognising the potential increase in population in the area, the proposed development anticipates the need for expanded public transport services including the forthcoming Titanic Quarter Glider service (G2) extension, connecting Queen's University and the City Hospital.
- The development will foster active travel solutions, contributing to the overall improvement of public transport services in Titanic Quarter, creating a sustainable and well-connected community.



Green Space and Amenity Space

- Shared spaces within the building encourage interaction between student residents and help develop a sense of community within the building.
- The scheme will centre around a private courtyard at ground floor, providing attractive, flexible amenity space to the student residents.
- Provision of active frontage to the shared pavement streetscape which is balanced with the private inner shared amenity courtyard and landscaped social spaces.



Economic Stimulus through Student Activity

- Students have emerged as a pivotal force in driving economic activity in Belfast. As estimated by Queen's University Belfast, one yearly intake of students is project to inject a substantial c.£165 million directly into the local economy through spending retail, hospitality, and entertainment, creating a ripple effect that benefits local businesses and stimulates economic growth.
- Beyond direct spending, students play a crucial role in catalysing innovation and entrepreneurship in Belfast. The engagement of students in research projects, internships, and entrepreneurial ventures fosters a culture of innovation that can lead to the creation of new businesses and industries

Next steps

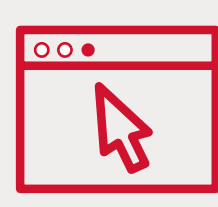
We are committed to engaging with members of the local community in addition to existing users and stakeholder around the site and are now commencing a period of pre-application community consultation on the proposals.

The feedback we receive will shape our proposals prior to submission of a full planning application.

There are a number of additional ways you can comment. You can do this by:



contact@tqstudents.co.uk



www.tqstudents.co.uk



0808 1688 296

Feedback

We want to hear from you and welcome your views on the proposal. We will use your feedback to shape our proposal and to inform the future planning application. All comments and feedback will be summarised and responded to in a Pre-application Community Consultation Report. This will be submitted alongside the full planning application to Belfast City Council.

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