

BELFAST CITY COUNCIL



DEVELOPERS BRIEF

GATE LODGE
CITY CEMETERY
WHITEROCK ROAD
BELFAST

DEVELOPERS BRIEF

GATE LODGE, CITY CEMETERY, WHITEROCK ROAD, BELFAST

1.0 INTRODUCTION

- 1.1 This brief invites submissions from parties interested in putting forward development proposals for the Gate Lodge at Belfast City Cemetery for the purposes of a scheme which will provide benefit and advantage to both the City Cemetery and the local physical and social environment.
- 1.2 The site is in the ownership of Belfast City Council.

2.0 LOCATION/ PROPERTY SITE DETAILS (see Map attached)

- 2.1 The buildings are located within the boundaries of Belfast's City Cemetery, fronting onto the Whiterock Road.
- 2.2 The site area extends to approximately 0.15 acres (589 sq metres).
- 2.3 The main building on site is the former Gate Lodge which is reported to date from the 1860's. Located adjacent to the Gate Lodge are two outbuildings and a former enclosed service yard. The three buildings are in a severe state of dereliction.
- 2.4 The boundary wall fronting Whiterock Road is 'Listed' by the Department of the Environment, Environment and Heritage Service (EHS) as being of historic interest. A preliminary indication from EHS suggests they would consider construction of an appropriate access to the Gate Lodge site from Whiterock Road. Any new access should be in sympathy with the 'Listed' wall and would be subject to the normal statutory approval processes.

3.0 OBJECTIVES

- 3.1 The primary objective is to restore the Gate Lodge and adjoining buildings in a sensitive manner which respects the architecture of the original building and nature of the immediate surroundings in the City Cemetery. The more specific objectives are as follows:-

- a. Restoration of the Gate Lodge, and the remainder of the site in a sensitive manner which respects the architecture and nature of the immediate surroundings through good design and use of appropriate materials.
- b. The development should be consistent with its location on the periphery of the City Cemetery and should also incorporate measures which seek to minimise anti-social behaviour.
- c. The site should be developed as a physically self-contained entity with direct pedestrian and vehicle access to/from Whiterock Road. No parking will be permitted on any of the service roads within the cemetery and no direct vehicle access from the site to the Cemetery will be permitted. Pedestrian access from the development to the Cemetery may be afforded where the nature of proposed use is strongly linked to the historical significance or genealogy of the area.
- d. Mains services should be brought from Whiterock Road and any services currently through the cemetery should be terminated.
- e. The project should take account of the historical significance of the City Cemetery.
- f. Provide investment to stimulate regeneration and act as a touchstone for good urban renewal practice within the local community. The Council will consider a range of uses which may be either based on the social economy, residential or commercial use or a combination of these.
- g. Although not obligatory, the Council would welcome proposals which are cross-community in nature.
- h. The project must be financially and economically viable.

4.0 TERMS OF DISPOSAL

- 4.1 The development will be carried out on the basis of a Lease of the site by Belfast City Council for a term of 25 years. Developers should indicate if this term meets their requirements or state what alternative period may be required for their purposes.
- 4.2 Disposal will be by way of an Agreement for Lease with Lease to be granted on satisfactory completion of the development. The Agreement for Lease will contain time limits for commencement and completion of development. The terms of the Agreement for Lease will include provisions which allow the developer to take possession of the site, under Licence, to carry out the proposed development. Signature of the Agreement for Lease will be expected within six weeks of its issue. A deposit will become payable upon signature of the Agreement for Lease.
- 4.2 Financial bids are invited for the Lease of the site.

- 4.3 The terms of the Lease will restrict use of the buildings and yard to uses deemed compatible with Objectives stated in this Brief.
- 4.4 During the term of the Agreement for Lease and subsequent Lease the developer will be required to:-
- I. carry out developers proposals contained in response to this Brief as may be altered or amended with the agreement and written consent of Belfast City Council.
 - II. obtain in advance of development all necessary Planning and other statutory consents in relation to the construction and refurbishment of all or any buildings, structures and spaces.
 - III. abide by all bye laws and regulations in relation to building operations and subsequent use of the premises and the surrounding lands retained by the Council.
 - IV. pay fees and all other outgoings, including insurance and maintenance costs of the premises.
- 4.4 The developer will be required to obtain all necessary planning permissions and consents, erect and maintain all buildings, control building operations, abide by all regulations and pay fees and other outgoings, including insurance. It should be noted that within the Belfast Urban Area Plan 2001 the entire City Cemetery site is zoned for Landscape, Amenity or Recreation use. The draft Belfast Metropolitan Area Plan shows the Cemetery as a Local Landscape Wedge.
- 4.5 The developer will be required to conduct all necessary negotiations with the statutory bodies in respect of mains services, and must make their own enquiries and satisfy themselves as to the availability of services etc, and further satisfy themselves as to all the site conditions and constraints. The developer shall provide main foul sewer and water connections to the Whiterock Road.

5.0 SUBMISSIONS WILL BE ASSESSED ON:

- How the scheme meets the requirements set out in this Brief in particular as outlined in Paragraph 3.0.
- Financial bid.
- Design qualities.

6.0 SUBMISSION

- 6.1 Developers should submit two copies of documents giving the following information.
- Sketch layout plans of the site/buildings, indicating proposed uses.
 - Written statement outlining the nature of the proposal, financial bid, source(s) of funding and development programme.

- Name of solicitor who will be acting in this matter.

6.2 Two Copies of Submissions should be sent to:

The Estates Manager
Belfast City Council
Property and Projects Department
Adelaide Exchange
24-26 Adelaide Street
Belfast BT2 8GD

6.3 All proposals must reach the above address on or before 4.00 p.m. on ?????.

These particulars do not form any part of an Offer or Contract. While the statements contained in this brief are given in good faith and as a general guide to the property, the City Council cannot accept any warranty as to their accuracy. Interested parties are not entitled to place reliance on them as statements or representation of fact and must satisfy themselves by inspection or otherwise as to the correctness of each item. The City Council does not bind itself to accept any submission.