

# THE SIXTH

BELFAST



# WELCOME

Welcome to the public information event on Bel Tel LLP’s planned redevelopment of the former Belfast Telegraph site, now known as The Sixth. We want to hear your views on our proposals to transform the site with a visionary new development that will provide state-of-the-art workspace and an enlivened streetscape for a rapidly changing city centre.



## Location

The site is located in the Inner North area of Belfast City Centre and is bounded by Royal Avenue, Donegall Street, Little Donegall Street and adjoining properties. In the wider areas lies the emerging Ulster University campus, Central Library, the ‘Frames’ building, Cathedral Quarter, city centre communities and St Anne’s Cathedral.

- |                               |   |
|-------------------------------|---|
| 1. St. Anne’s Cathedral       | 7. M3 Motorway                                |
| 2. York Street Interchange    | 8. SSE Arena                                  |
| 3. Royal Avenue (Retail Core) | 9. Titanic Belfast                            |
| 4. Ulster University          | 10. Clarendon Dock                            |
| 5. Titanic Quarter            | 11. Gamble St. Station (Proposed Future Site) |
| 6. City Quays                 | 12. Cathedral Quarter                         |

## What is the purpose of today?

The purpose of today is to engage with as many people as possible on our investment plans and gather feedback to inform future planning applications for the site.

This Public Information Event is taking place as part of the pre-application community consultation process, in advance of submitting a planning application to Belfast City Council. Please view the information boards to see more about our plans and feel free to speak to members of our project team, who are on hand to answer any questions you may have and to provide additional information.

## About Bel Tel LLP

Bel Tel LLP is the partnership between Belfast City Council and McAleer and Rushe that now owns the former Belfast Telegraph site. The site was acquired in October 2016, following the Belfast Telegraph’s move out of the city centre. Since acquisition, some short-term meanwhile-uses have been introduced to the site to support activity and generate footfall to the area.

Bel Tel LLP is now seeking to develop exciting long-term plans to help regenerate this site and support the wider rejuvenation of the city.

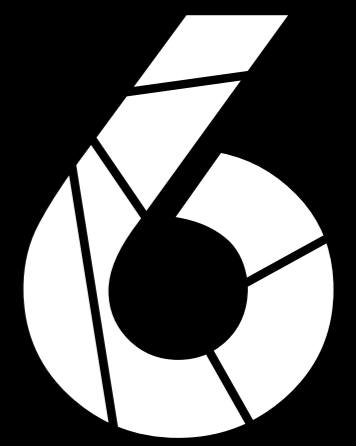
In Partnership with:



Belfast City Council



# TODAY'S NEWS IS A BOLD NEW PLACE



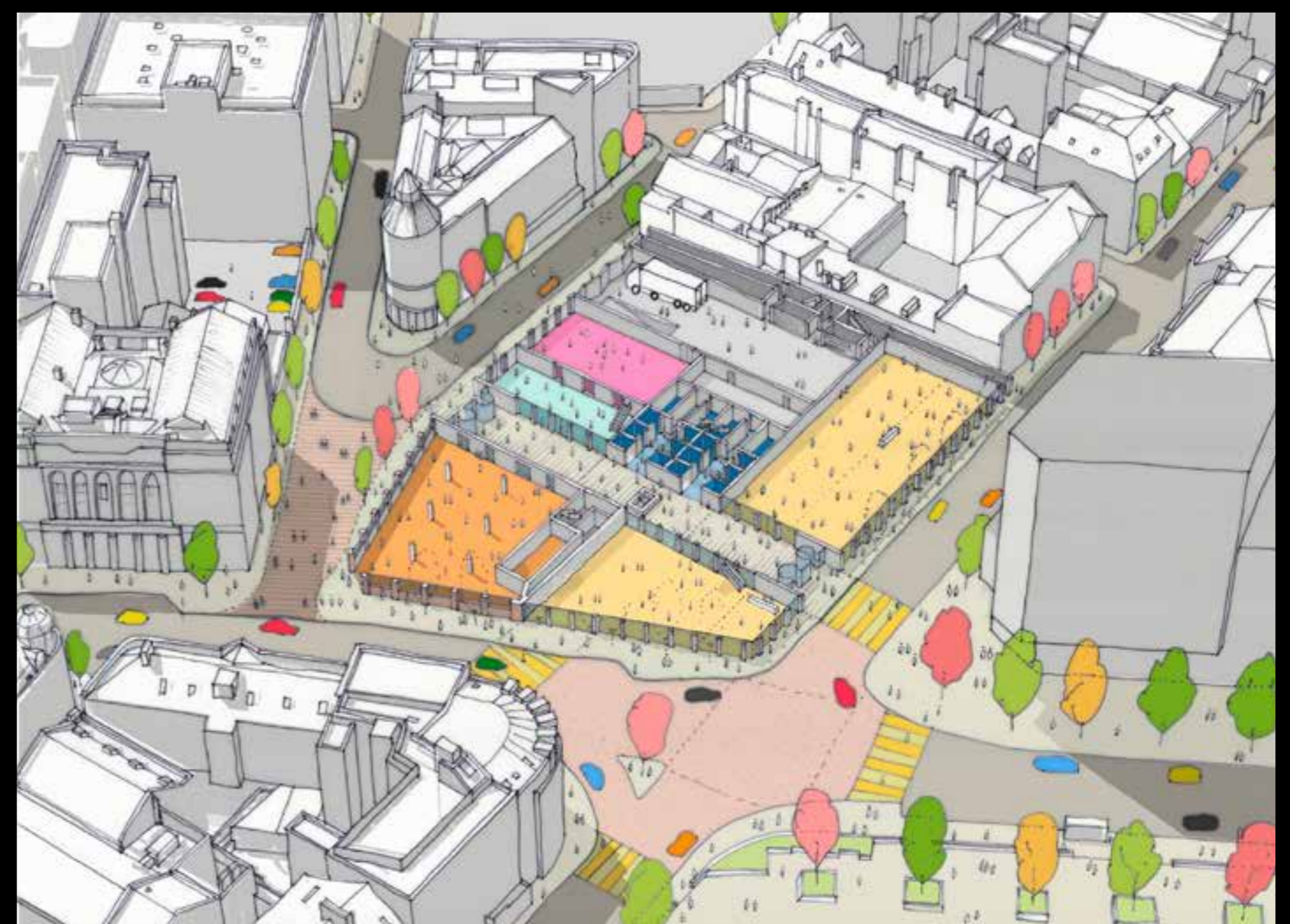
Built in 1886, the original Belfast Telegraph building was home to the city's newspaper for more than 100 years, before it moved to new premises in 2016. The site is now rebranded as The Sixth, a name inspired by the newspaper's original evening edition; the street vendors' call of "Sixth Late Tele" was familiar throughout Belfast for more than a century.

## Breathing new life into the Seaver building

A focal point of the site is the iconic Grade B2 listed building, known as the Seaver building. Built in 1886, and designed by Henry Seaver, under the proposals it will be refurbished and rejuvenated as a vibrant and vital focal point of the wider development. The designs include the restoration of some features that have been removed or lost from the original building such as the access point onto Royal Avenue and re-introduction of a form of dormer windows.

## An active and public space

The proposals for the site include a public walking route through the building surrounded by new retail, and food and beverage opportunities on the ground floor that will enliven the streetscape and provide a range of amenities to the area. The new route will open the site up to the public and help connect the site to the surrounding assets such as Central Library, Ulster University, and Cathedral Gardens.



## Replacement of existing non-listed buildings

The original Seaver building is now Grade B2 listed. This building will remain and will be a focal point for the wider redevelopment. We will seek full planning permission and listed building consent for the proposed restoration works. The original building has been extended several times and now forms part of a complex of attached and interconnected buildings.

The quality and architectural merit of these buildings vary. The earliest were constructed in the early 20th century and the most recent is the late 20th century glazed extension. These non-listed parts of the site will be demolished and replaced with a cohesive development sympathetically designed with regard to the surrounding built heritage and streetscape to create an open and permeable place in the city, for business and leisure.



# A MODERN WORKSPACE FOR A DIGITAL WORKFORCE

## The Proposals

The Sixth will play an important role in the regeneration of Belfast by delivering state-of-the-art workspace for global and local businesses, particularly those in the professional, creative and technology sectors.

It is a catalytic £75m mixed-use regeneration project that will deliver workspace for up to 2000 high value jobs in the city. The new build floor space will be flexible to deliver space for an anchor occupier or digital and creative studios for smaller businesses, and bringing the 1884 listed 'Seaver building' back into use. Active ground level uses will add vibrant retail, cafés, restaurants and bars to a new city centre space.

Adjacent to both the Ulster University and Central Library, The Sixth will capitalise on its location by creating a media and creative sector cluster with close integration and physical proximity to learning and innovation environments - becoming part of the city's growing innovation/creative district.

**230,000 SQ.FT OF CONNECTED, FLEXIBLE AND MODERN COMMERCIAL WORKSPACE**

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**SPACE FOR MEDIA/DIGITAL CONTENT CREATION**

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**RETENTION AND COMPREHENSIVE REFURBISHMENT OF THE GRADE B2 LISTED BUILDING**

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**ACTIVE GROUND FLOOR USES SUCH AS CAFES, RESTAURANTS AND RETAIL**

**A NEW ACTIVE AND VIBRANT PUBLIC ROUTE THROUGH THE SITE**

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**LARGE FLOORPLATES OF UP TO 25,000 SQ.FT**

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**REPLACEMENT BUILDINGS WITH SENSITIVELY DESIGNED COHESIVE NEW SPACES**

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**SINGLE LEVEL BASEMENT PARKING**



# SUPPORTING CITY AMBITIONS

THE SIXTH IN NUMBERS:

**£75M**

INVESTMENT

The Sixth is a £75 million investment into Belfast City Centre and is the latest development in Belfast's emerging creative district, linking development of Royal Avenue and the Inner North West of the city centre, with the energy of the Ulster University campus and vibrancy of the Cathedral Quarter.

**2000**

JOBS

It is anticipated that The Sixth will create 2,000 jobs to the local economy each year.

Belfast's knowledge economy is the second fastest growing in the UK according to Catalyst Inc. It is already halfway towards hitting its target of creating 80,000 high-salaried jobs by 2030, with 39,499 posts already in place.

**650**

CONSTRUCTION JOBS

It is also estimated that a further 650 construction jobs will be created during redevelopment.

**£1.5M**

BUSINESS RATES

The fully developed scheme will contribute an additional c. £1.5M per annum in local business rates.

THE SIXTH WILL SUPPORT:



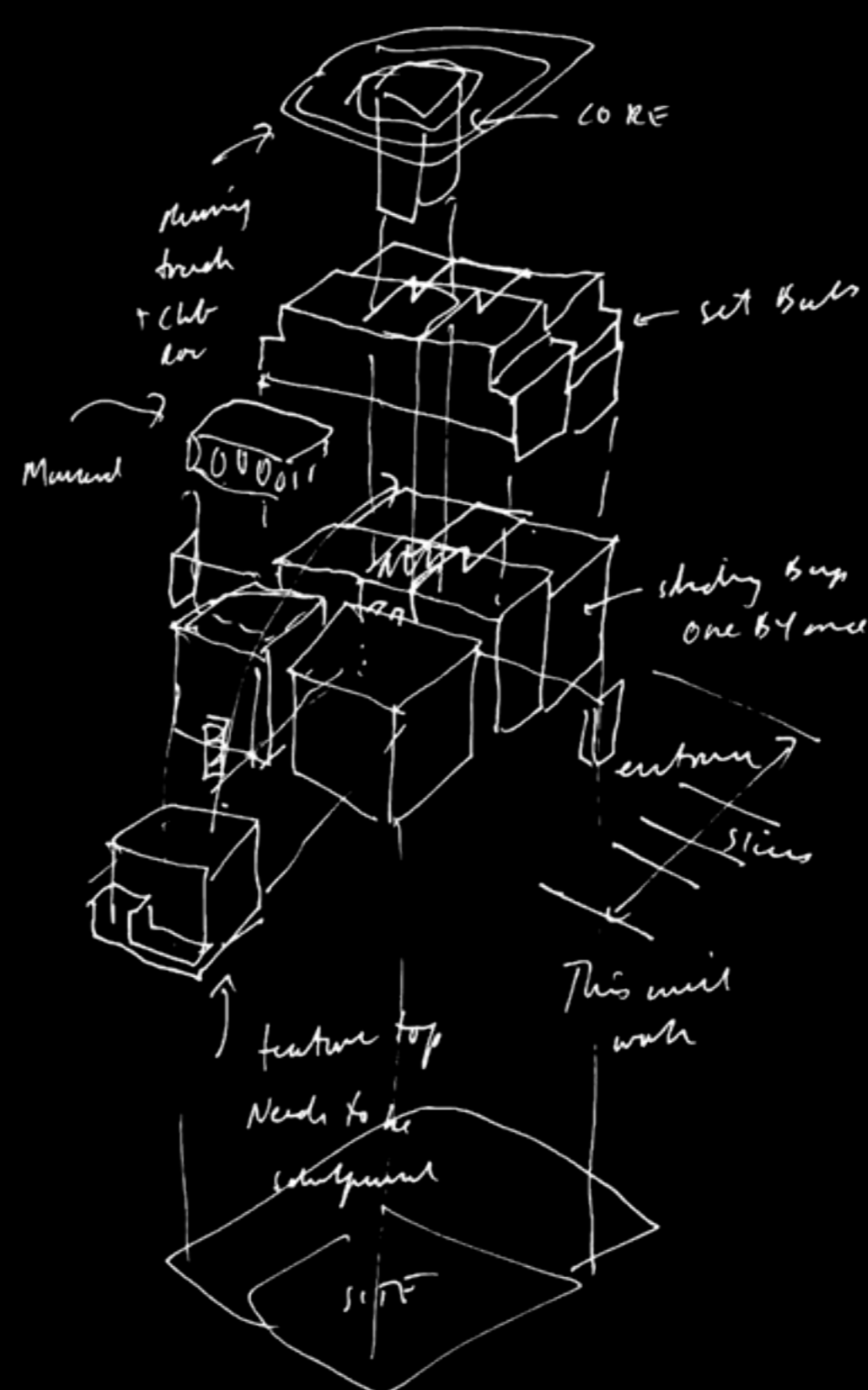


# A BOLD NEW PLACE TO CREATE, CONNECT AND RELAX

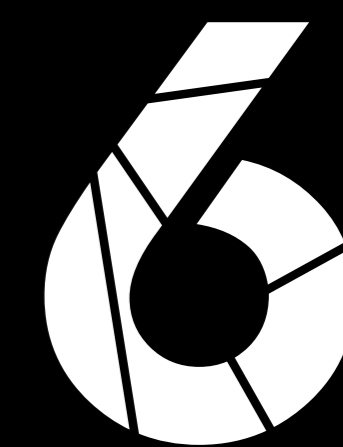
## KEY DESIGN PRINCIPLES

The key design principles have been influenced by:

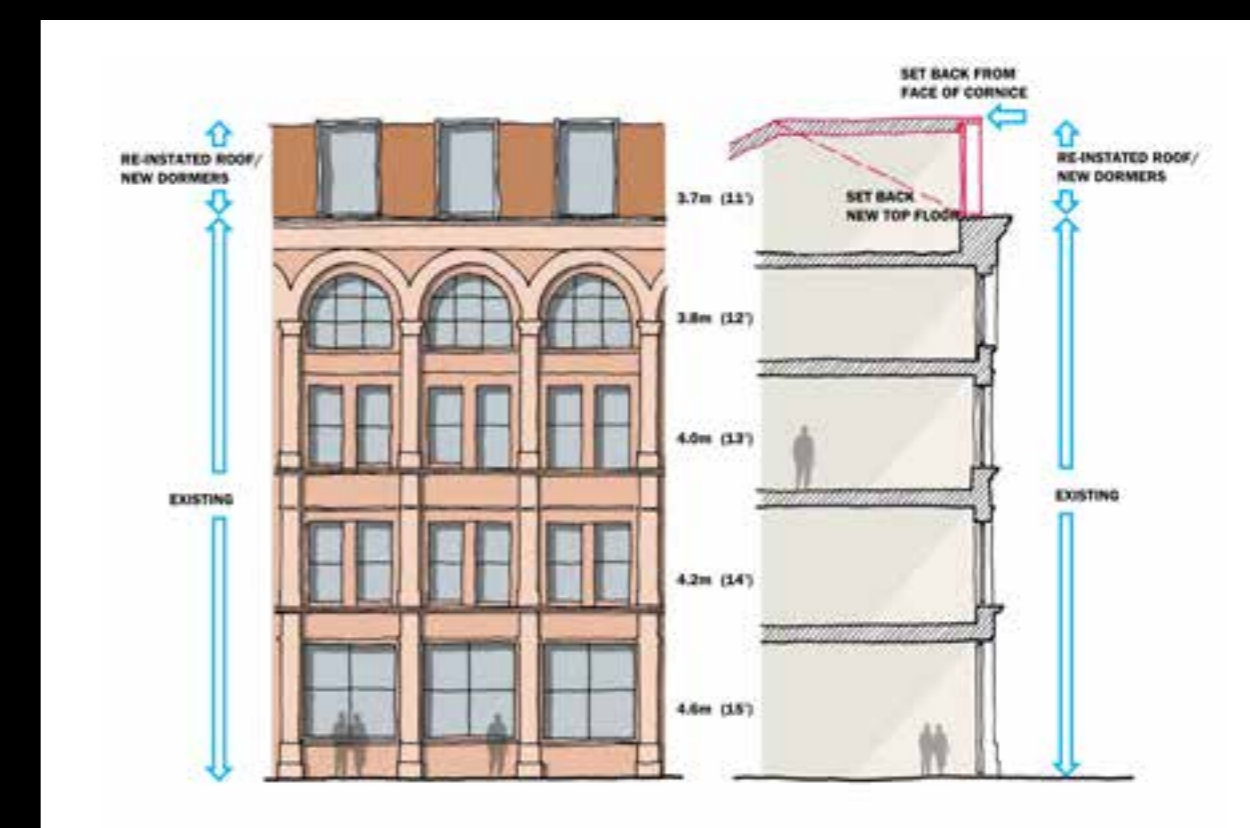
1. RETENTION AND RESTORATION OF THE FORMER BELFAST TELEGRAPH BUILDING
2. NEW PUBLIC PEDESTRIAN ARCADE THROUGH THE CENTRE OF THE BUILDING
3. MAXIMISING ACTIVE FRONTAGES AROUND THE PERIMETER AND THROUGH THE BUILDING
4. CAREFUL USE OF MASSING TO REFLECT THE HISTORICAL URBAN GRAIN AND KEY LOCATION ON ROYAL AVENUE
5. USE OF APPROPRIATE MATERIALS TO REFLECT THE SURROUNDING RICH HISTORICAL PALETTE



# ENHANCING HERITAGE ASSETS



The former Belfast Telegraph building was completed in 1886 and was built as part of the Royal Avenue widening and re-development, completed circa 1892. As such, the site is surrounded by a number of notable historical buildings along Royal Avenue including; Belfast Central Library, Frames Building and St Anne's Cathedral.



## Retaining and restoring a signature heritage building

The building was designed by architect Henry Seaver for the Evening Telegraph which later became the Belfast Telegraph and was extended a number of times as the newspaper expanded and consolidated both its offices and printworks onto one site. The site eventually filled the block bounded by Library Street/Little Donegall St to the South, Royal Avenue to the East and Donegall Street to the North.

For more than 100 years The Sixth's signature asset, the 'Seaver building', provided real estate to the city's fourth estate. Whilst it met the production needs of a major modern newspaper at the time, it resulted in the building being extensively modified, altering the interiors of this listed building and 19th century extensions.

## Responding to its past

The site has witnessed Belfast's growth and reinvention. From the outskirts of a 17th century port town, the area became characterised by the narrow streets of the city's 18th century maritime expansion. Later came Victorian era warehousing for milliners, tailors and shipping agents, before surrounding developments were cleared as Royal Avenue was laid out as a grand city boulevard in 1880. The newspaper's offices were constructed on an island site at the northern end of Royal Avenue and its junction with Library Street.

The Sixth's history is a ribbon connecting the city to its past, and an anchor point from which to catalyse a new space for the future. For the Sixth to succeed in its reinvention - as an open, connected work space for creativity, learning and leisure - it must be sensitive to the historic fabric of Belfast that it is connected to, both physical in the surrounding streetscape, and its own media and industrial heritage.

## Respecting its current context

The site is within the Scotch and Cathedral Quarters Character Area (Belfast Metropolitan Area Plan). There are a number of other listed buildings in the vicinity of the application site.

The site consists of a series of buildings clad in red brick and Dumfries red sandstone on its south side which is very much in keeping with the surrounding immediate and wider context.

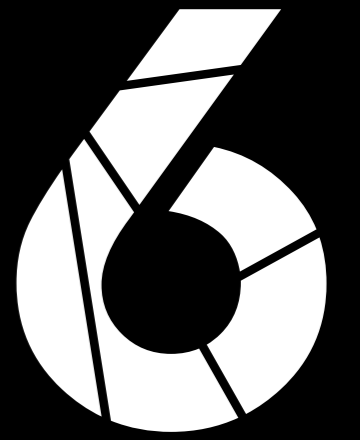
The 'Seaver building' has seven bays to the Library Street elevation and a central chamfered bay to Royal Avenue, oriented to the south. The Royal Avenue elevation contains five bays. The rhythm of the façade, its solid-to-void ratio, and materiality, as well as the wider built heritage of the area, has strongly influenced the approach to design for the rest of the site.

## Bring the 'Seaver building' back to life

The 'Seaver building' was afforded B2 Listed status in 2015, however, overtime a number of original internal and external features of the building have been lost due to damage and internal layout changes. Our plans seek to rejuvenate the remaining internal assets and reintroduce some of the lost features, as part of the wider scheme.

- The existing roof structure over the listed building will be removed and a new roof structure constructed, which will include new dormer window feature, previously removed from the building.
- The original principal entrance on the canted corner of the listed building has been altered and is currently a window opening. The proposals will revert this opening to its original use.
- Remaining cast iron columns will be exposed, refurbished and retained.
- The listed building's exterior of red brick and sandstone dressing, its cornicing and bays will also be retained.

# CONNECTED AND FLEXIBLE SPACE



## A new public pedestrian access

Adjacent to both the Ulster University and Central Library, The Sixth proposes to capitalise on its location by creating a media and creative sector cluster with close integration and physical proximity to learning and innovation environments.

The design of the internal spaces continues to evolve. The spaces will be flexible and capable of responding to tenant's requirements, whether that is a small number of large tenants, or a higher number of smaller tenants, or a mixture of both.



## INDICATIVE FLOORPLANS

Ground Floor



Level 1-4



Level 6

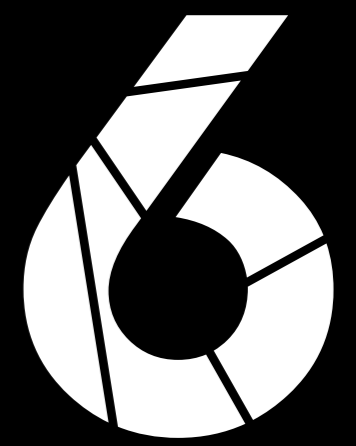


Level 8





# DESIGN PRINCIPLES: A NEW PUBLIC ROUTE

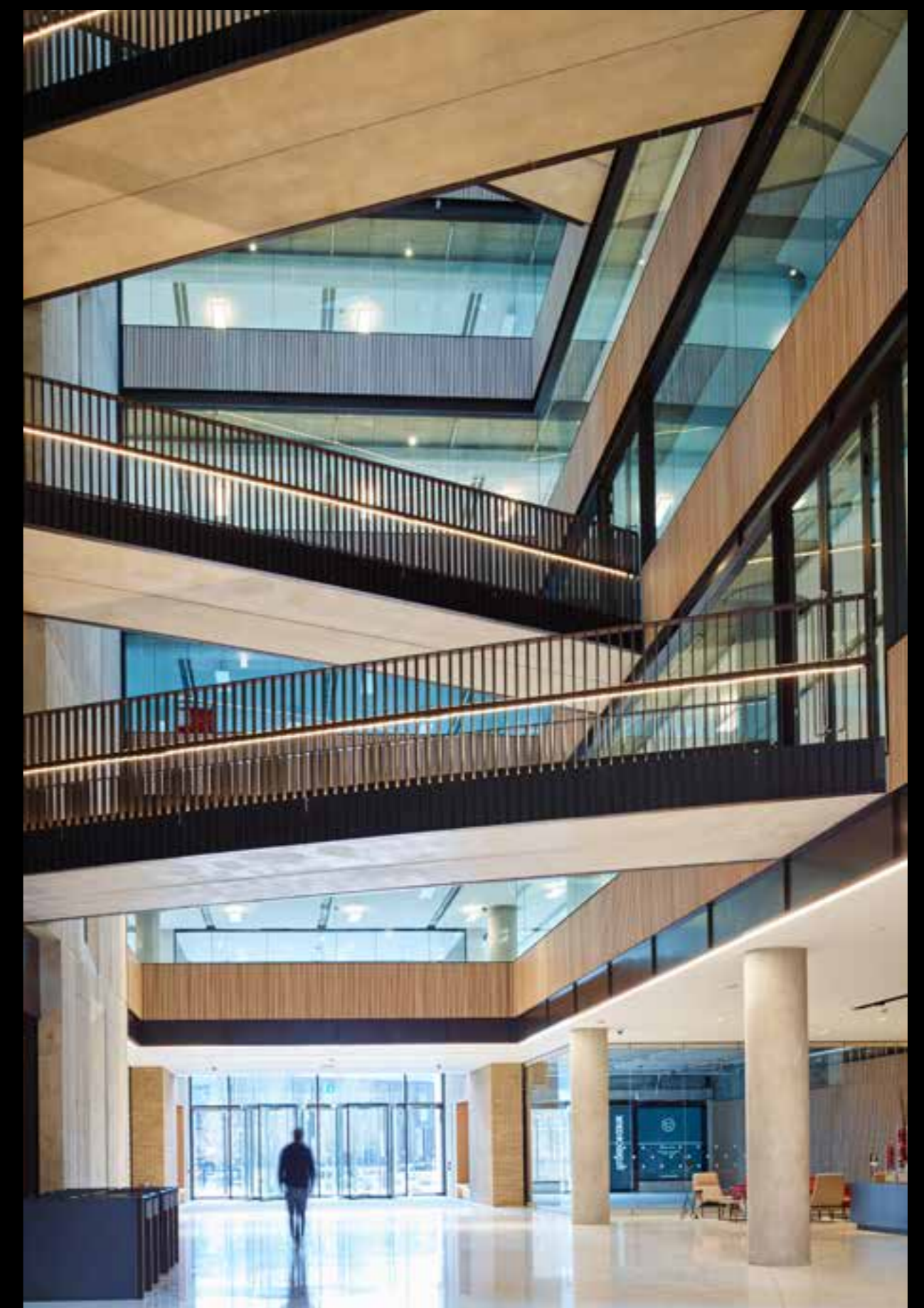


## Maximising active frontages around both the perimeter and through the building

Permeability is a key design principle for The Sixth, and a new public route is proposed, opening up the site and connecting it to the activity in the surrounding areas. The proposed Streets Ahead Phase 3 scheme will develop a new public square between The Sixth and Central Library to the West, and Bouy Park/Cathedral Gardens to the South East.

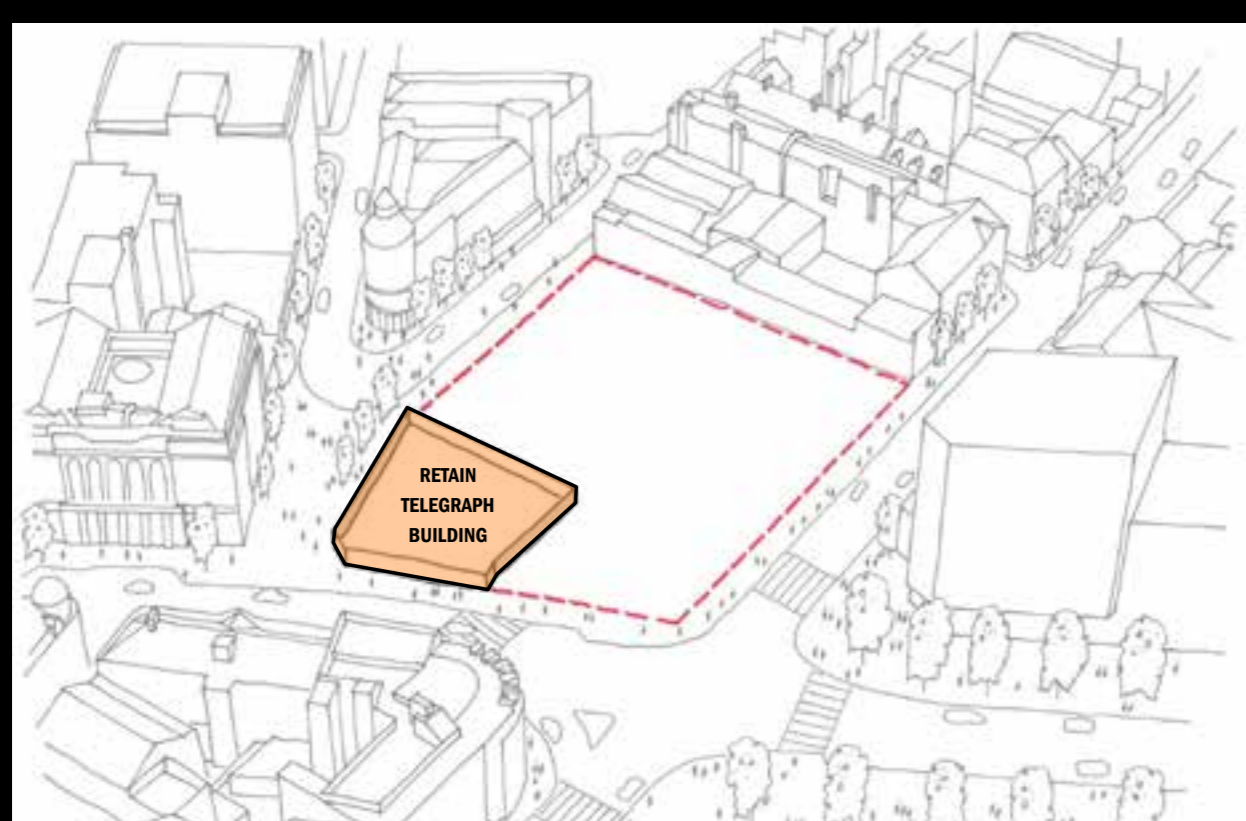
The upgraded public realm will help connect the site to the surrounding streets and their existing assets. The aspiration is to create a building which interacts with this wider public space at ground floor level, providing a hub of activity for the inner north.

The public route will have 'defining entrances' at either end, providing a sense of arrival and encouraging people to come through the development, and in doing so help to activate the building. Throughout this route, and on the ground floor frontage of the wider site, active uses will be incorporated to support permeability and encourage people to come and spend time here.

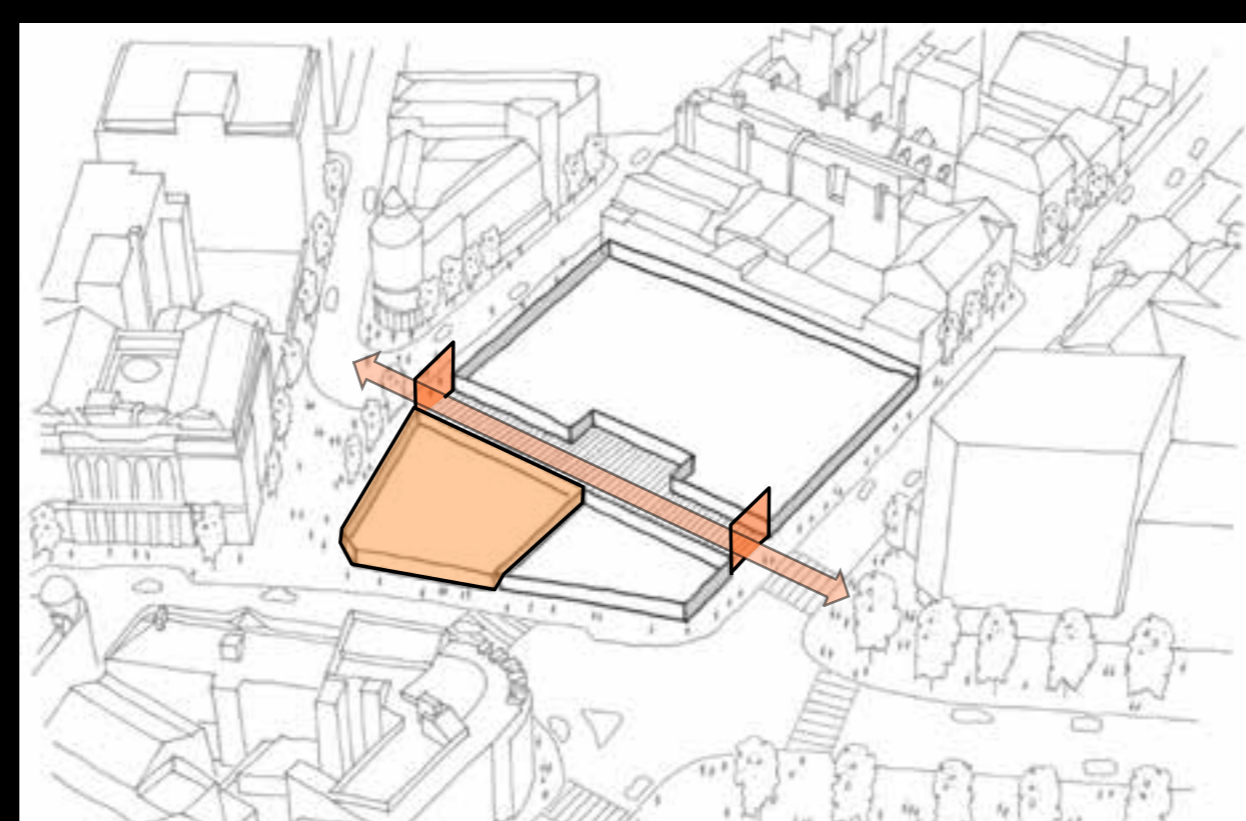


Examples of Large Atrium Space

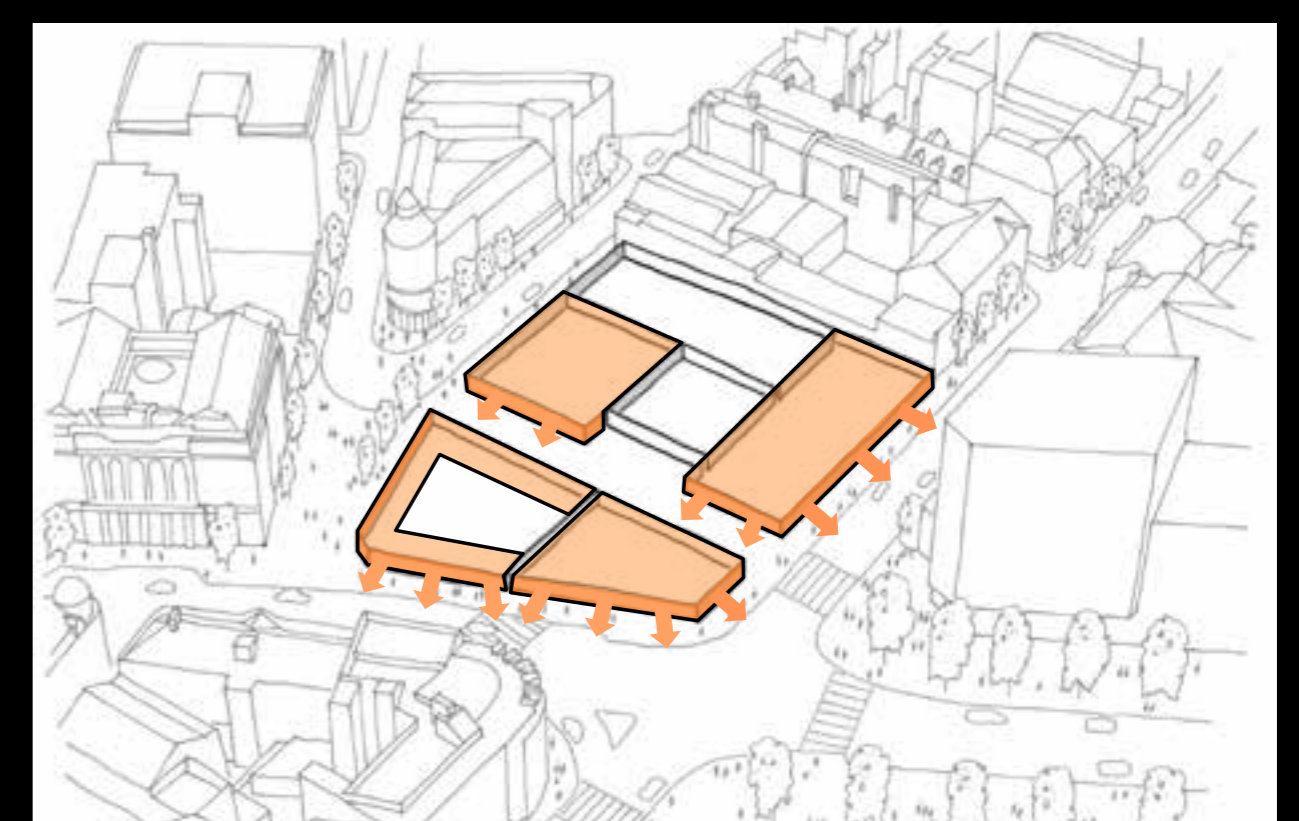
Permeability



Defining Entrances



Active Frontages



# DESIGN APPROACH: FLEXIBLE, DYNAMIC AND AMBITIOUS PROPOSALS



## Massing – Emerging Piece by Piece

The approach to massing (illustrated below) has been strongly informed by the existing buildings on site, adjacent and neighbouring properties and the wider character and changing urban fabric in this part of Belfast.

The buildings mass is broken down into a series of urban bays and the roofscape is articulated with a series of setbacks to reduce its bulk and mass. The highest point at the North-East Corner reflects the transition in scale between the Belfast Telegraph building and taller University of Ulster and Cathedral Gardens.



## Scale – Rooflines and Skylines

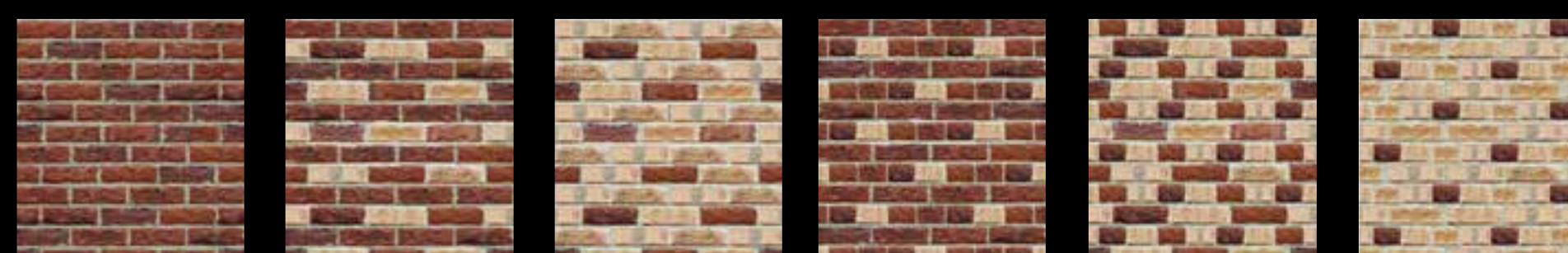
The building façades will respond to the existing street grain. The frontages are broken into bays which respond to the 'Seaver building' to create a readable pattern which reflects to the surrounding urban grain.

The design approach has carefully considered adjoining properties and the heights of existing buildings, only going higher at appropriate junctures e.g. at the corner of Royal Avenue and Donegall Street. The project has been approached from a sympathetic starting point as reflected in the design approach.

## Brick by brick – Façades and materials

The brick choice and detail reflect the surrounding façades, from the Belfast Telegraph building and Frames Building but also from the buildings along Royal Avenue and Donegall Street and, further afield, the warehouse buildings surrounding Commercial court.

Using a combination of two brick colours and two brick bonds, the bays and upper floor setbacks echo the local character and enhance the Belfast Telegraph building. The limited accentuation of horizontals ensures that the new build element integrates with the Belfast Telegraph building, enhancing this important heritage asset.



Stretcher Bond

English Bond



# THE PROJECT: NEXT STEPS

Thank you for taking the time to consider our proposals. We are keen to hear your views. Please fill in a questionnaire and place it in the box provided. Members of the team are on hand to provide additional information and answer any questions you may have.

This consultation event is part of the statutory 12 week pre-application community consultation process for the proposed planning application. Your comments will help inform the planning application which will be submitted later this year.

## HOW TO FEEDBACK

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

- Completing a feedback form [here](#) today
- By emailing: [thesixth@turley.co.uk](mailto:thesixth@turley.co.uk)
- Calling: 0808 1688 296
- Visiting: [www.thesixthbelfast.co.uk](http://www.thesixthbelfast.co.uk)

Please ensure your feedback reaches us by 8th May 2018



# THE PROJECT TEAM



Belfast  
City Council

**sort**

## THE PARTNERSHIP (BEL TEL LLP)

Belfast City Council and established local developer McAleer & Rushe have formed a Joint Venture Partnership to acquire the former Belfast Telegraph building and develop the site in an area of the City which is already undergoing major transformation.

McAleer & Rushe are a local property development and construction company that have completed large scale commercial projects throughout UK and Ireland, including over 2 million sq.ft of office developments, 20,000 hotel bedrooms, 5,000 student beds, and over 10,000 residential units. Completed projects in Belfast include; Holiday Inn, Invest NI Headquarters, Ulster Bank HQ, Millennium House, Great Northern Tower.

Belfast City Council is the largest council in Northern Ireland and is responsible for delivering a wide range of services, facilities and investments to support a successful city.

## ALLFORD HALL MONAGHAN MORRIS

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Established in 1989, Allford Hall Monaghan Morris makes buildings that are satisfying and enjoyable to use, beautiful to look at and easy to understand. Winner of the RIBA Stirling Prize in 2015 and many other awards for architecture and design, AHMM has received public, client and media acclaim for its work on education, commercial, residential, arts and masterplanning projects around the UK, the US and internationally.

## Turley

### TURLEY

Turley is a national planning and development consultancy which, since being founded in 1983, has established a strong reputation for providing honest and sound commercial advice, skilled presentation, advocacy and negotiation.

Our core planning expertise is supported by specialisms led by the best in their fields of design, economics, heritage, strategic communications and sustainability.

## SORT

Sort Design is a Belfast based graphic design and branding studio, working with its clients to enhance their businesses and communications through effective design.

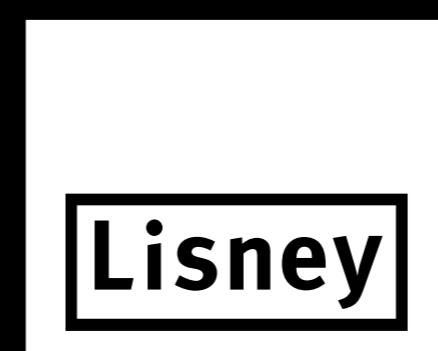
We work with local and multi-national businesses helping them achieve their goals through creative design. Sort Design has established its position as a successful creative design and branding studio, attracting high profile clients in Great Britain and Ireland. We feel that good design can often speak for itself and this has been central to the ongoing success of our business.

## CBRE

### CBRE BELFAST

CBRE Belfast offers a comprehensive, multi-disciplinary capability to a wide range of clients including investors, occupiers, funds and financial institutions. The team provides specialist advice in all aspects of commercial property.

The Belfast office offers the following services; Valuation Advisory Services, Agency, Retail, Asset Services, Development Consultancy, Capital Markets and Professional Services, throughout Northern Ireland.



### LISNEY

Lisney was established in 1934 in Dublin and is recognised as one of Ireland's leading firms of Property Consultants with offices in Belfast, Dublin and Cork. Our Belfast office opened in 1974 and offers a range of services covering Commercial Agency, Property Management, Investment, Development and Professional Services.