

Sirocco Quays

Multi - Generational Residential Scheme

PROJECT DESCRIPTION

The site is located on the banks of the River Lagan, just outside of Belfast's central business district. The proposed redevelopment will extend and revitalize the East Bank of the River Lagan, resulting in the creation of a vibrant new waterfront urban quarter.

The envisioned development entails a versatile structure that combines both residential and commercial components. The ground floor accommodates the commercial units, which are easily accessible via pedestrianized streets. Positioned above are the residential units, offering a diverse selection of affordable and market-rate choices. The market-rate apartments are primarily situated within the tower segment of the proposed project.

01 SUSTAINABLE CONSTRUCTION

Throughout the project sustainable construction methods and materials have been specified, reducing the buildings overall carbon footprint.

Including:

- Modular Steel Balconys from First - Fourth Floor
- Aluminium brise Soleil and curtain walling is recyclable
- Modular Bathrooms and Balconies reducing project lead time.

02 SUSTAINABLE TECHNOLOGY & APPROACH

Combining rainwater harvesting and solar panels, the project aims to optimize resource usage, promote sustainability, and reduce environmental impact

03 MAINTAIN A HEALTHY STANDARD OF LIVING

Instensive green roofs have been implemented throughout the project alongside 'green' areas on the curved balconies of the tower. This will help with improving air quality within the urban location.



HYBRID MODULAR

Modular construction elements proposed on the project include:

- Modular Steel Balconies fixed to concrete framing
- Modular Bathrooms throughout the project.

Modular construction is not weather dependent which is a key consideration due to the site's location in Belfast.

Key:

- Ancillary
- Circulation Route
- Core/Service Risers
- Retail
- Shared Accommodation



Total Residential Apartments					
Name	Number	Required Percentage	Delivered Percentage	Market rate	Affordable
1 Bed Apartment	55	55%	55%	12	43
2 Bed Apartment	33	35%	33%	17	16
3 Bed Apartment	12	10%	12%	8	4
Total	100	100%	100%	37	63



Proposed First Floor Plan

NB. A slightly varied layout of this plan is repeated from First - Fourth Floor.

The Sirocco Quays Masterplan aims to support a full planning application for the construction of an intergenerational housing complex consisting of:

- 100 apartments, having a mix of 1 bed, 2 bed and 3 bed.
- Retail uses on ground floor & mezzanine.
- Shared amenity facilities to include quiet study area, social lounges and gym.
- Landscaped public realm including bicycle storage facilities.
- First floor, fifth floor shared garden terraces, promoting healthy living.
- Car parking and associated site and road works underground.

SOLAR CONTROL

Extensive use of large glazing has been incorporated into the project. Aluprof curtain walling, featuring Sunguard Supermeaturl SN70/41 glazing, offers effective solar protection with a shading coefficient of 0.47 (according to EN 410-2-11). This system allows ample natural light to penetrate the building while minimizing solar heat gain.



GREEN SPACES

The building strives to be inclusive for all, embracing different forms of wildlife through extensive native planting surrounding entrances on the ground floor and shared roof terraces. These spaces address the lack of green habitat in the urban area, providing a vital ecological haven. The design of these terraces prioritizes fostering social connections among residents and promoting stress reduction through allotment gardening, offering a personal sanctuary for each resident. Additionally, the green roof system serves as an efficient strategy to manage excessive surface water runoff



Proposed Fifth Floor Plan

NB. A slightly varied layout of this plan is repeated from Fifth - Fourteenth Floor.



SOLAR CONTROL

AkzoNobel Aluminum brise soleil provides extra solar shading to the apartments that are more exposed to solar radiation. It serves as both a performance and aesthetic feature in the design proposal.

Thorough and ongoing analysis of sunlight exposure has been conducted, with careful consideration given to neighboring buildings. This comprehensive assessment has enabled the identification of the most suitable location for the installation of PV solar panels.

