



November 2016

Edenderry Village Renewal Plan

Belfast City Council



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Edenderry Aerial View - Not to scale

Section 01

Introduction

This Village Renewal Plan has been developed by the community in conjunction with Belfast City Council to meet the requirements of the Rural Development Programme for Northern Ireland 2014-2020.

The Rural Development Programme uses the LEADER approach which adopts a community led model to assist rural communities to improve the quality of life and economic prosperity in their local area, through the allocation of funds based on local need.

The Rural Development Programme is delivered on behalf of the Department of Agriculture, Environment and Rural Affairs (DAERA) by ten Local Action Groups (LAGs), with one LAG for each new council area except rural Belfast which is Lisburn and Castlereagh City Council. The LAG for your area is the Lagan Rural Partnership who can provide advice on the further development of the actions and initiatives set out within this plan.

Village renewal is an important part of the Rural Development Programme which provides support for this plan and also for the renewal of rural villages through Village Plans. The village plan is a working document that requires the support of the community.

The Village Plan aims to build on the overarching fabric of a village, whilst utilising other funding from other government departments and agencies.

Ove Arup and Partners (Arup) was appointed as the consultancy to facilitate the delivery of the Village Renewal Plan for Edenderry. This Plan has been formulated through background research, visits to the village, a stakeholder workshop and public consultation. Feedback from the community and key stakeholders has been considered throughout the iterative process. The outcome of this is a range of projects and initiatives that we believe will have a real impact on the village.

Belfast City Council is keen to adopt the World Health Organisation's Age Friendly Framework in all future developments and service delivery. This will involve the preparation of an Age Friendly Strategy to be used as a self-assessment tool and a map to chart progress in the delivery of an Age Friendly City Council area. All future potential projects will be assessed using the WHO Framework.

It is important to note that all projects and initiatives set out within the plan are subject to detailed design, landowner agreements, statutory approvals and available funding.





Edenderry Village

Section 02

Context

Edenderry village is a small village situated in the Lagan Valley, approximately 4 miles from Belfast City Centre and a short distance upstream from Shaw's Bridge. The village is situated on the periphery of the Lagan Valley Regional Park.

Today, Edenderry maintains its character and sense of community which developed initially from the successful mill industry which was once the heart of the area. The name of the village originates from the Gaelic 'Eadan Doire' which means 'front of the oak grove'. As mentioned, the village owes its existence to Belfast's early linen industry which descends over 200 years with a bleach-green being established in the area as early as 1780. Over time there was a short deviation into flour milling, however the village returned to linen production in 1866 when it was purchased by John Shaw Brown. Brown converted the mill to a weaving factory, which soon blossomed into a successful linen empire. Subsequently the village expanded around this factory with approximately 90 houses being built for Brown's employees. During this era the village also had allotments and a club which held dances. Workers cottages still stand in the village today in which local residents reside, many from generations of linen worker families. A new housing development was built on the site of the old linen mill.

Land surrounding the village was purchased by the National Trust in the 1950's, and the Orange Order is also a prominent landowner.

The village has the unique character of a small rural village whilst benefitting from good access to Belfast City Centre. In addition it has great connectivity to the Giant's Ring, Lagan Tow Path and Lagan Valley Regional Park.

Edenderry has a youthful population with 24.49% of residents being under 16 years of age whilst the older population comprises 11.56% of the total residents.

The Settlement Development Limit is designated to retain a compact form whilst including redevelopment of the St. Ellen's Industrial Estate mill buildings. This limit is drawn to protect the landscape and visual amenity of the Lagan Valley Regional Park and the Lagan Valley Area of Outstanding Natural Beauty.

Section 03






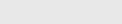
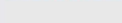












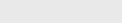
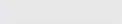


Site Analysis

Strengths

- Edenderry has a unique character, it feels like a ‘hidden gem’ which is further enhanced by the community projects such as the allotments. Edenderrys location adjacent to Lagan Valley Regional Park, direct access to the Lagan Tow Path, Giants Ring and wider countryside have provided an extremely desirable place to live;
- Edenderry has a strong sense of place due to the fact mill families still reside in the area which emphasises the historic connection to what the village once was;
- The community in the village have a great sense of pride regarding their area and community connections have been built over time. Neighbours know each other and look out for one another;
- Volunteers in the village plan events such as carol singing, summer events, Halloween events and so on;
- The community have developed allotments which provides a great leisure facility. The community also work together to clean up communal areas regularly and utilise the individual strengths and skills within the community;
- Edenderry has a sensitive built and natural environment, being designated as an Area of Village Character with some notable features such as the water pump; and
- The open space / play area provide a central focal point to the village and is extremely well used.

Weaknesses

- At present there is no communal meeting place with residents using a second hand marquee for weather permitting events and the AGM.
- Due to the historic nature of the village, following the loss of the mill, many residents feel like the heart of the village has been removed.
- Unfortunately, the village has no local employer for the residents, which it once did have.
- The village is lacking in public transport services resulting in the younger generation driving everywhere as well as public facilities in general.
- The Settlement Development Limit designated in the Belfast Metropolitan Area Plan has enabled significant new development to arise in Edenderry. This is considered with mixed emotions by the local community, who feel the density may be harming the character of the village.
- There are no services such as a local shop / café within the village.

KEY	
	Settlement Boundary
	Water Course
	Existing Trees
	Public Open Space
	Play Area
	Primary Circulation Road
	Secondary Circulation Road
	Lagan Tow Path
	Walkway
	Existing Bridge
	Primary Village Gateway
	Secondary Village Gateway
	Listed Structure
	Access to Public Routes
	Gospel Hall
	Post Box
	Allotments
	Future Development Proposed
	Builders Yard
	Lagan Valley Regional Park Node
	Area of Village Character
	Local Landscape Policy Areas Considered to be of greatest amenity value, landscape quality or local significance and must therefore be protected from undesirable or damaging development.
	Site of Local Nature Conservation Importance Identified on the basis of their flora, fauna or earth science interest.



Section 04


Opportunities


Following consultation with the community of Edenderry and stakeholders, various projects have been identified which could contribute to the social and physical renewal of Edenderry. The projects outlined in this draft plan are aspirations which are achievable with the relevant support. Constraints will face all the projects identified such as land ownership, funding and the requirement for statutory consents. However such constraints can be addressed and overcome through dedicated and ongoing work by the community and other key stakeholders.


The opportunities presented in this plan range from community space to an enhanced village centre and the re-opening of walkways. One of the key projects identified aims to address the lack of a community facility in Edenderry by providing a pre-fabricated structure which could be utilised for multiple community uses. A further opportunity which would be of substantial benefit to the community is to create a village centre. The village of Edenderry is a linear settlement which doesn't have a specific centre. By linking the entrance to the village with the current village square, enhancing the features along this link and overall improving the sense of arrival to the village, a more distinctive village centre will be formed.


Please note that all illustrations within this plan are conceptual. Any improvements to Edenderry will require the development of detailed designs through consultation with local businesses and residents.


KEY

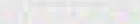
Settlement Boundary


Water Course


Existing Trees


Primary Circulation Road


Secondary Circulation Road


Lagan Tow Path


Walkway to Giants Ring and Beyond


Pathway


Existing Bridge


Proposed Bridge Location

Opportunities

Community Meeting Place

Access to the Countryside

Environmental Improvements

Gateway Features



Opportunities Plan - Not to scale

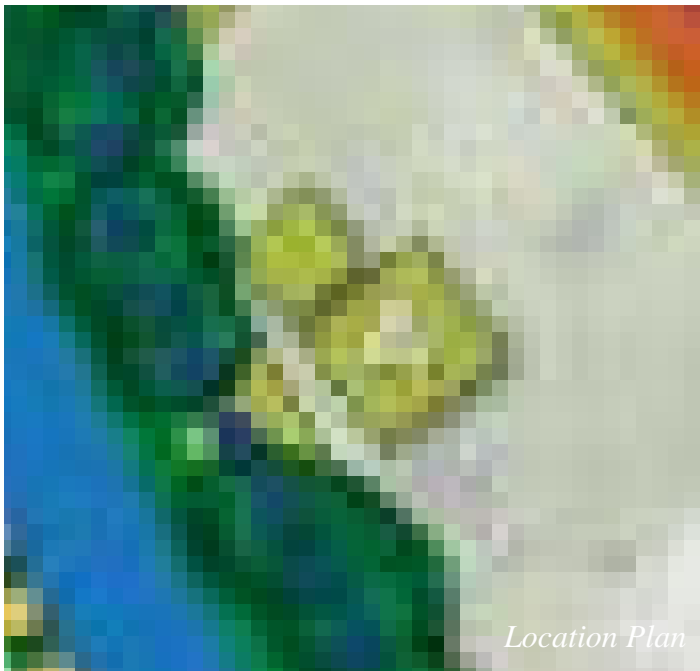
Section 04

Opportunities

A | COMMUNITY MEETING PLACE

Edenderry has a very strong community spirit and the community have successfully undertaken community projects such as the allotments. It has been noted that there are no communal facilities for residents to meet in the village and often community association meetings need to be held in member’s houses. At present a marquee is used for most community events. A facility to accommodate meetings and other activities is required and would be a great benefit to Edenderry, allowing the village to provide a range of services for its residents. In the long term a community centre may be required, however it has been emphasised that a facility is needed in the short term to fill this void. A major constraint to the provision of such a facility is the lack of available sites within the settlement development limits. It is understood that plans are being prepared for new residential uses on any vacant sites. There is potential in the short term to provide a pre-fabricated facility (an example of a log cabin style structure is shown opposite) which could host meetings and activities. The central focal point of the village is the village green, therefore this may be the most appropriate location for the community meeting place. There would be planning and other considerations to be taken into account, however due to the lack of other sites available this may be the best solution. As with all new development in Edenderry, the facility would need to be well designed to integrate with the surroundings. This would be complimented with a new marquee to enable the community to hold more regular and larger events.

The open green space in Edenderry is extremely well utilised and acts as a key asset to the village. This offers a unique opportunity to further improve the open space through a series of small interventions including the implementation of picnic tables, benches and planters. The creation of an outdoor meeting space would be of great benefit to the local community through creating a space for socialising.



Section 04 Opportunities

A | COMMUNITY MEETING PLACE

CASE STUDY

Stannington Village, Northumberland.

Villagers in Stannington required a community facility in order to have room to make facilities available to local children as well as provide additional space for community events. The community facility had a cost of £60,000 and is a wood-clad, pre-fabricated building with kitchen and bathroom facilities, as well as decking and a ramp to ensure it is accessible for everyone. The facility now hosts local scouts and cubs groups and a wide range of community events and classes.



CABIN TYPE - MOLLYMOOK

Specification:

- 7m x 7m
- Sedum roof
- Logburner
- Bi-folding doors

Estimated cost:

- £50,000 - 75,000
- www.britishlogcabins.com



Section 04 Opportunities

B | ACCESS TO THE COUNTRYSIDE

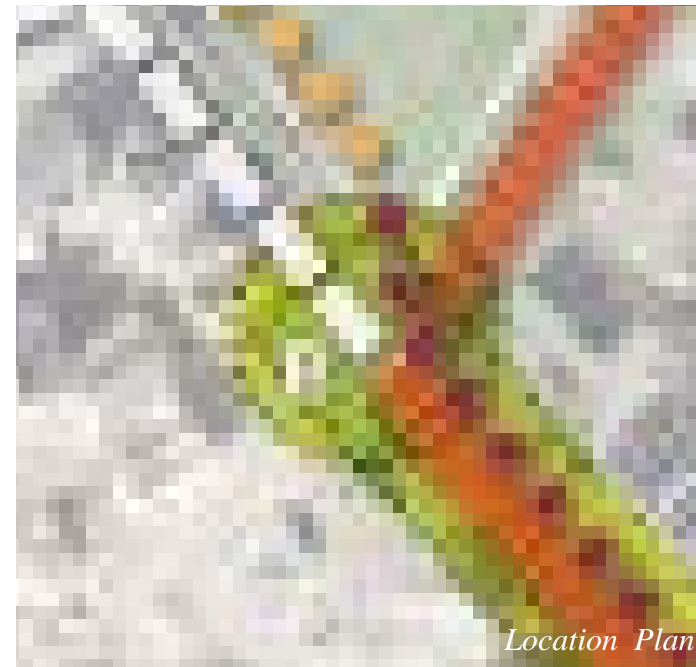
1. To the Lagan Tow Path

The village benefits from having direct access to Lagan Valley Regional Park, which is well used by local residents, however could be better signposted and promoted.

Direction and informational signage would also benefit the recreational user of the tow path who has arrived at Edenderry, intentionally or unintentionally.

A project in this area could include:

- Improvements to Lagan Valley Park access point with a hard standing area to celebrate the entrance to the recreational route;
- Implementation of a signposted map for visitor use. A trail of maps could be continued along the route to enable users to pinpoint their current location and learn about significant features along the way;
- Review of high maintenance amenity grass verges through the village. Potential to replant with low maintenance seeds of local provenance. This will open the entrance to the recreational route, reduce maintenance and burden and improve biodiversity, introducing colour to the public realm; and
- The signage would raise awareness of the ability to proceed through Edenderry village to a further gateway towards the Giants Ring and beyond.



Section 04

Opportunities

B | ACCESS TO THE COUNTRYSIDE

2. To Giants Ring and Beyond

There is an informal walkway located at the south eastern boundary of Edenderry. This leads people from the towpath to Giants Ring and beyond. This walkway could be formalised with directional signage and interpretation of the built heritage. This could benefit the local community and would benefit all users of the towpath and enhance the experience for those making their way towards the Giants Ring.

This project could include the following:

- Improvements to walkway access points with the introduction of a new way-finding post and area of hard standing to celebrate the entrance to the recreational route;
- Implementation of a signposted map for visitor use. A trail of maps could be continued along the route to enable users to pinpoint their current location and learn about significant features along the way; and
- Review of high maintenance amenity grass verges through the village. Potential to replant with low maintenance seeds of local provenance and reinstate hedge planting in the existing hedgerow gaps. This will open the entrance to the recreational route, reduce maintenance and burden and improve biodiversity, introducing colour to the public realm.

Another pathway once existed to the rear of the village green. This should be reinstated to provide another link to the countryside with access through to the village green and community facilities.



Section 04

Opportunities

C | ENVIRONMENTAL IMPROVEMENTS

Edenderry has a very strong character, including distinctive features such as the water pump, ornate lamp posts and is generally very colourful with hanging baskets and planting. The main thoroughfare through the village benefits from stone kerbs which again adds to the character of the village.

The entrance to the village is formed by a T-Junction, which does not reflect that a village is being entered. An environmental improvements scheme should seek to enhance this gateway through the formation of a village square. The space in this area is restricted, however future development proposals at the lands adjacent to this junction may provide the opportunity to achieve this through innovative design. Along Edenderry Village, the setting of the water pump could be enhanced to make it a more prominent feature in the townscape.

A scheme of this nature should also focus on the creation of another square at the junction with Edenderry Cottages. This area already forms an important focal point and is complimented with the village green and children's play park.

D | GATEWAY FEATURES

A further opportunity which could enhance the village of Edenderry would be the implementation of Gateway features. At present, Edenderry is often found by chance by those who do not reside there. The village currently has no defining entrance and this could be improved upon. By introducing some planting, signage and possibly public art / sculpture on the approach to the village, this would provide a strong welcome to the village.

E | LAND OWNERSHIP FOR RESIDENTS

It has been highlighted through consultation with the community that ongoing landownership issues create tension within the community. Engagement is needed with private developers who are understood to own land which is presently used for community purposes such as the allotments and also parts of resident's gardens. This issue has developed over many years, however it would be in everyone's best interest to come to an agreed solution.



Edenderry Historic Water Pump



Example of journey sculpture, Downpatrick



Edenderry Village

Section 05 Implementation

This plan is designed to improve the social and economic fabric of the village. It is essential for the community to work in partnership with the council and other partners to oversee the implementation of the Village Renewal Plan.

The Action Plan provides an indication of the key tasks which need to be undertaken to progress specific projects. This often includes detailed scheme design, preparation of the business case and funding application. The source of funding will often dictate the order in which tasks need to be undertaken, for example the Rural Development Programme expects all statutory consents to be place before the funding application is submitted. There are many sources of funding available (some of which have been illustrated) for the projects and initiatives set out within this Village Renewal Plan and the Village Renewal Steering Group should keep track of the opening and closing dates for applications. It is important to note that not all of these may be open at the current time and others may come in to operation during the lifetime of this plan.

The Action Plan also provides an indication of the priority level of each project based on discussions with key stakeholders during plan preparation. Alongside this, the lead delivery agent is noted, which will often be BCC. Key stakeholders have also been noted. These may be interested groups who should be engaged during project implementation or those who agreement must be sought such as a private landowner or statutory body.



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THE PRINCE'S
COUNTRYSIDE
FUND









**The Trusthouse
Charitable Foundation**



ULSTER GARDEN
VILLAGES LIMITED

BCC Belfast City Council
Com Community
ERA Edenderry Residents Association
Priv Private Landowners

Action Plan

	Regeneration Initiative	Actions required (the order in which actions should be undertaken will be informed by the criteria / requirements of the funding body. The actions below are indicative).	Priority Level H- High M-Medium L- Low	Timeframe for Delivery Short (0-3 years) Medium (3-9 years) Long (9+ years)	Lead Delivery Agent	Stakeholders	Potential Funding Source
A	Community Meeting Place	<ul style="list-style-type: none"> Explore siting of the building and engage with BCC Planning Department Agree design of building and ancillary site works Prepare business plan and supporting information for funding application (including planning permission) Implementation 	H	S	BCC, ERA	Com	 Belfast City Council  rural Development Programme
B	Access to the Countryside	<ul style="list-style-type: none"> Secure agreement from private landowners if required Design Scheme and seek statutory approvals (if required) Prepare business plan and supporting information for funding application Procure contractors Implementation 	H	S	BCC, ERA	Com, Priv	 Belfast City Council  rural Development Programme
C	Environmental Improvements	<ul style="list-style-type: none"> Secure agreement from private landowners if required Design Scheme and seek statutory approvals (if required) Prepare business plan and supporting information for funding application Procure contractors Implementation 	M	M	BCC	ERA, Com, Priv	 Belfast City Council  rural Development Programme
D	Gateway Features	<ul style="list-style-type: none"> Secure agreement from private landowners if required Design Scheme and seek statutory approvals (if required) Prepare business plan and supporting information for funding application Procure contractors Implementation 	L	S-M	BCC	Com	 Belfast City Council  rural Development Programme
E	Land Ownership for Residents	<ul style="list-style-type: none"> Residents to engage with private developer to explore solutions to the landownership issues 	M	S-L	Priv	Priv, Com	n/a

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