

# Victoria Square Belfast, Northern Ireland



## Value

€ 243 million / £ 162 million

## Area

140,000 sq m

## Schedule

June 2005 – February 2008

## Client

Multi Development (UK) Ltd

## Funder

Commerz Grundbesitz  
Investmentgesellschaft (CGI)

## Assignment

Project Management support to the Client

## Period

February – November 2005

## Client

Farrans/Gilbert-Ash (NI)  
Joint Venture Contractor

## Assignment

D & B Construction Management support  
to the Contractor

## Period

December 2005 – February 2008

The Victoria Square Regeneration Project is a mixed use redevelopment in Belfast City centre, bringing together a mix of retail, residential and leisure elements to form a "urban neighbourhood" of buildings plus public and private spaces.

The development addresses the existing street plan preserving several key buildings and reconfigures Victoria Square and is served with 2 levels of basement car parking and north and south service yards.

The main pedestrian entrances to the newly created streets form 'gateways' from Arthur Square, from Victoria Street a new 'loop' street from Ann Street and from Chichester Street via Montgomery Street



Secondary entrances have been created in other areas of the Scheme. A new entrance has been created at the corner of Chichester Street and Victoria Street into the House of Fraser Department Store. The external facades onto Arthur Square, Anne Street, Montgomery Street and Chichester Street have entrances to the development in order to make the scheme as permeable as possible.

The main pedestrian circulation within the central 'covered streets' has been created at two levels, the 'Upper Ground Floor' and the 'Lower Ground Floor'. There will also be public access through the upper levels of the Dome, which also provides for access to upper levels.

The Centre comprises the following elements:

- House of Fraser department store located at the junction of Chichester Street and Victoria Square has four main levels and a connection to the underground car park.
- Five Major Store Units (MSU's)
- Approximately 70 retail units/ restaurants/ bars of varying size occupy the remainder of the Lower Ground and Upper Ground Floors.

- A major element of the scheme will be an Odeon multiplex cinema located at Second Floor level between the new Ann Street 'loop' and the glazed central street.
- There is 'Food Quarter' located between the new Ann Street 'loop' and Upper Church Lane. This will be located at First and Second Floor levels. Within the Rotunda/ roof garden area, there will be three quality restaurants.
- The residential component is made up of 100 flats in two blocks.
- Parking for approximately 1000 cars is provided on two levels within the basement which is accessed and egressed via ramps on Victoria Street.

