



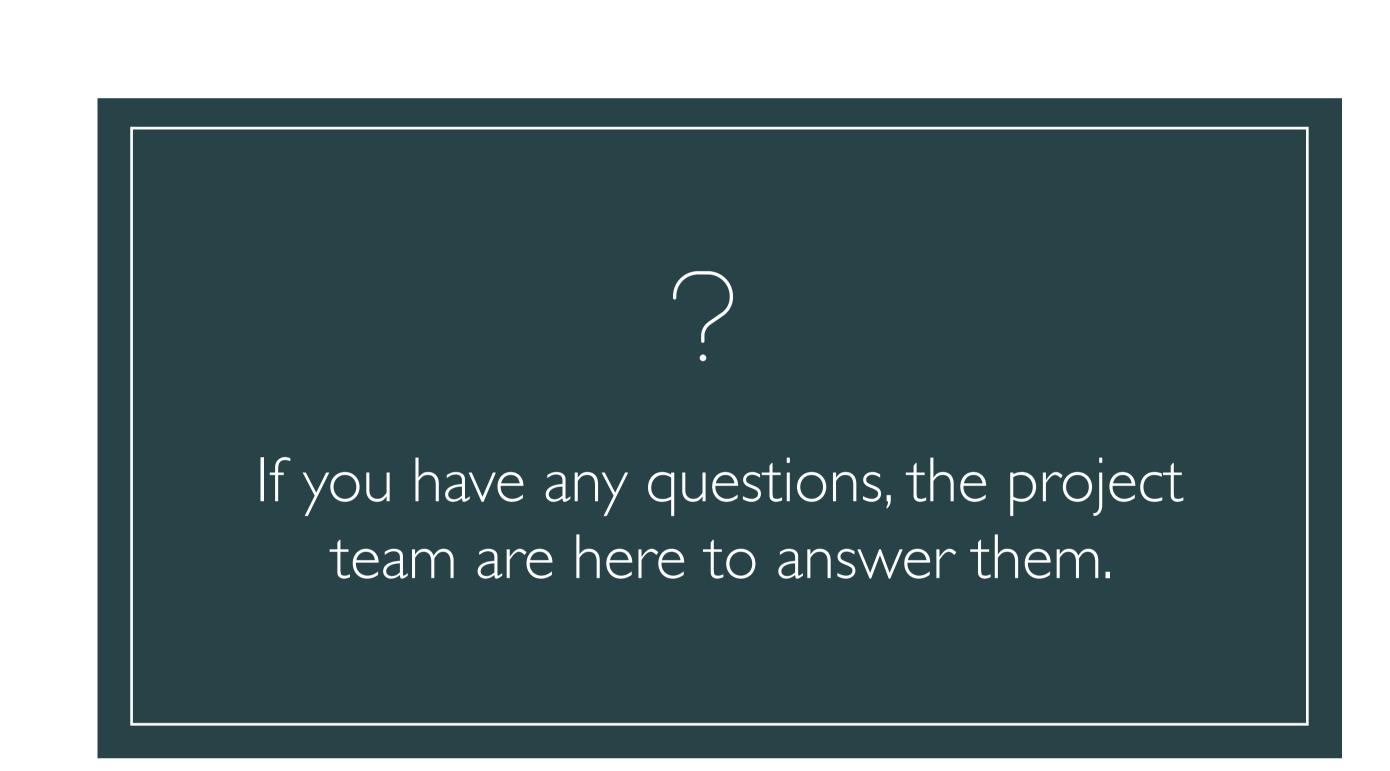
Welcome

Welcome to our exhibition on our proposals for land adjacent to The Queens Hotel.

Today we're presenting our plans for new homes:

- on the land to the north of the hotel, fronting Osborne Road, which includes the former casino; and,
- on the site between the hotel and Home Heights.

We have on display a range of banners, which showcase our plans and discuss different topics, including our design approach, the environment, and transport.





Your views are very important to us, so please do take a feedback form and fill it in to let us know what you think.

If you don't have time today, you can take a form away with you and post it back to us free of charge, or you can have your say online by visiting our website.

Thank you for taking the time to come today - we appreciate your interest in our plans.





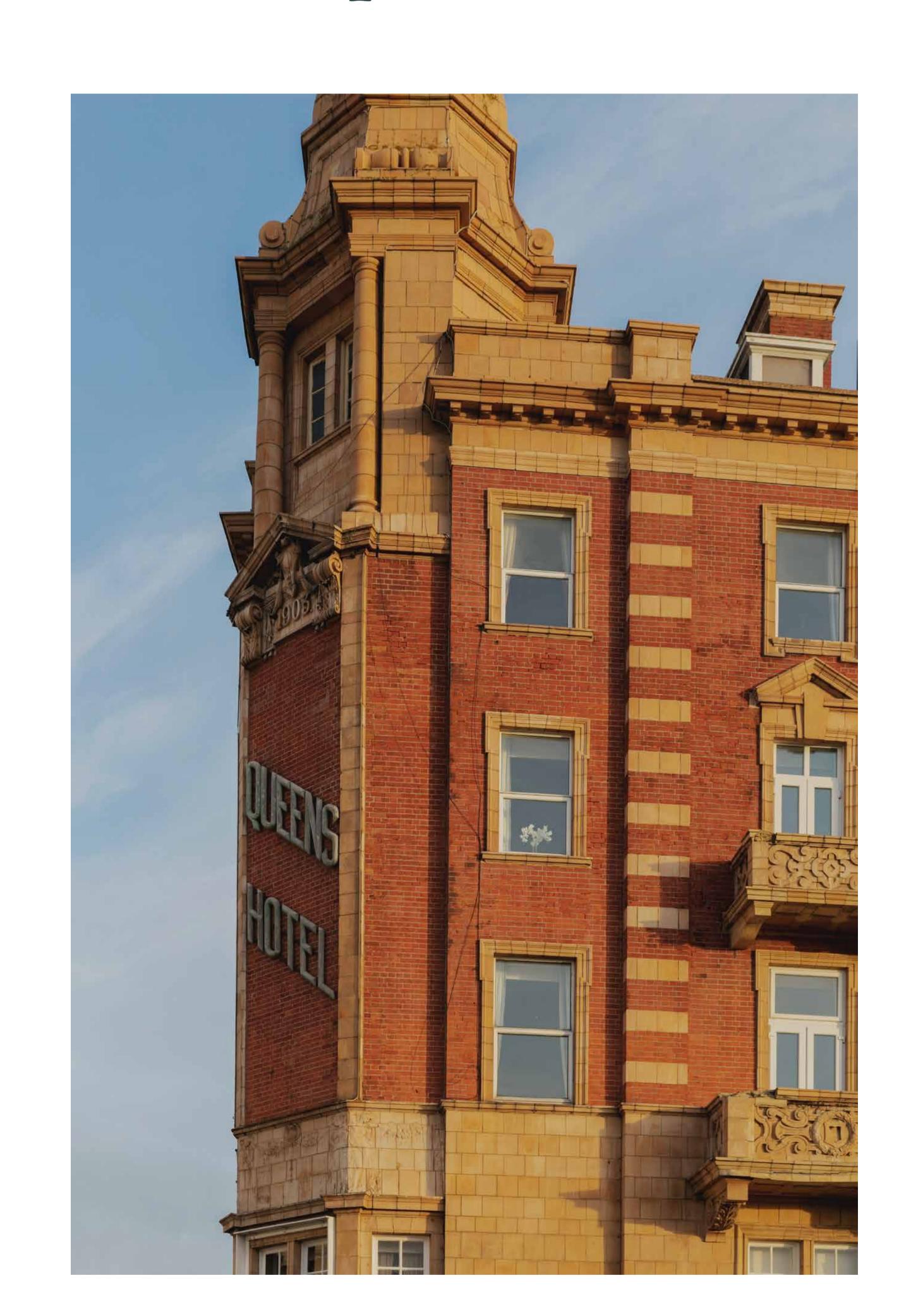
Background to the Proposals

The Queens Hotel was acquired by the current owners in 2016, and was in significant disrepair at the time. There has been a significant level of investment in the hotel over the years since.

There are existing planning consents in place for a new 7 storey residential building adjacent to The Queens Hotel and the Grosvenor Casino and an additional 8 storey building to the south of Home Heights.

We believe that an alternative masterplan for the entire site will deliver a development that will enhance and protect the setting of the hotel and the surrounding area.





The Queens Hotel is committed to continuing to make Portsmouth and Southsea a landmark destination, and our masterplan will improve on what was previously consented.

We are excited to present you with these plans and are keen for your feedback.



About the Team

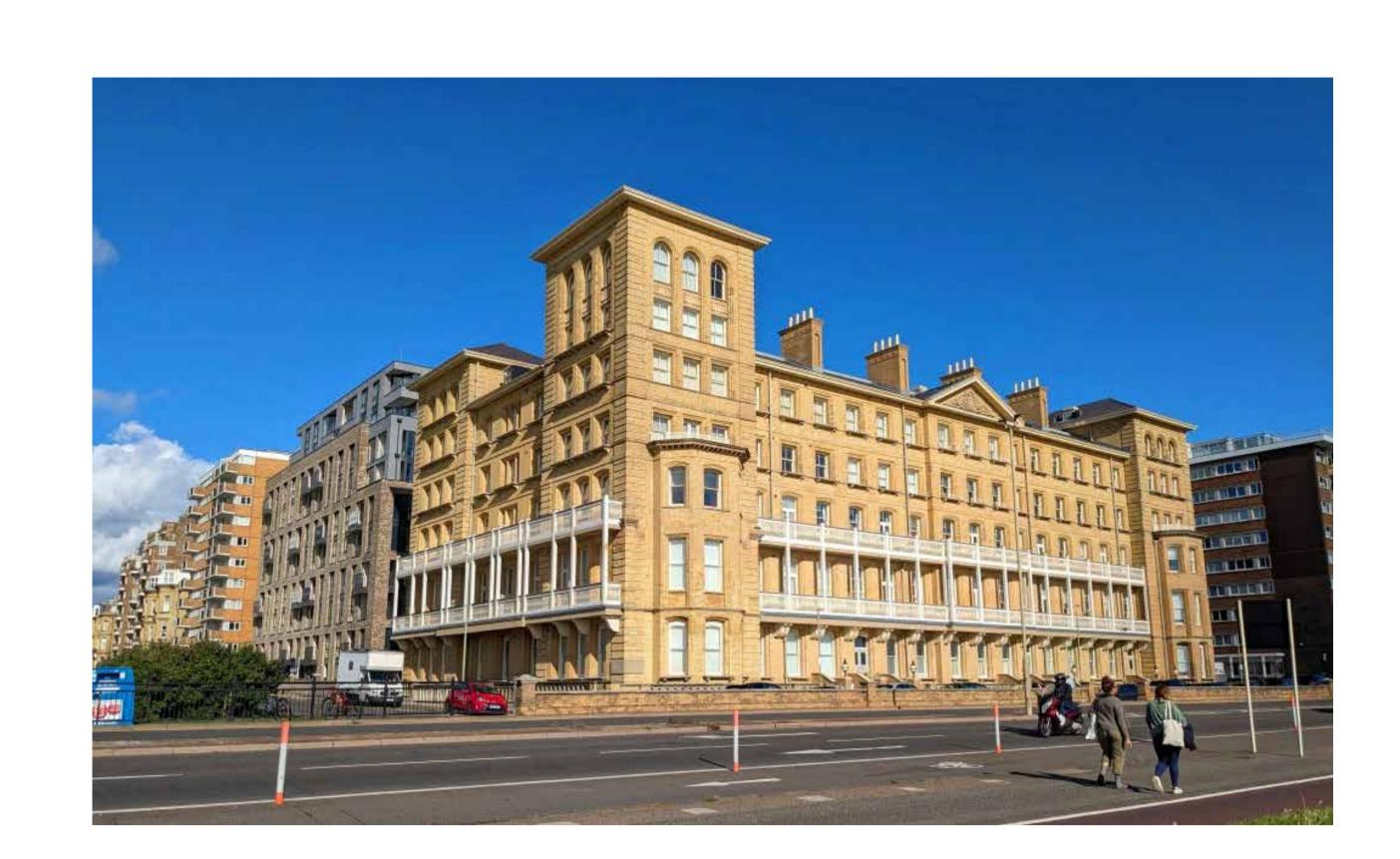
Rego Property

Rego is a developer with vast and varied experience in the property development sector in the UK.

They work in challenging urban settings, with developments ranging from complex refurbishments of Grade II Listed buildings to the construction of first-time buyer homes. Established in 2011, the company has been grown organically and successfully by its two founders, Alan Coleman and Ronan Mellett.

Rego recently completed a complex development on Brighton & Hove seafront. Kings House was a development consisting of 69 apartments within the Grade II Listed Building and a further 100 new build apartments to the rear of the site.









HGP Architects

In partnership with Rego Property, we have appointed HGP Architects to design the new homes.

HGP have a strong track-record in Portsmouth and Southsea, having designed Gunwharf Quays, the new proposals for St John's College and the former Debenhams in Southsea, which is under construction.

Over the last two years, the team have been carefully considering how to bring forward a development which is sensitive to the surrounding conservation area and respectful to the history of the hotel.



The Queens in the Community

At The Queens Hotel, we pride ourselves on the role that we take in the community in Southsea.

Below are just some of the activities which have taken place in recent months, which we hope demonstrate our commitment to enhancing life in the city.

The team at The Queens Hotel look forward to continuing to engage positively with the local community and the proposals being displayed today are another phase of improving the hotel and its surroudnings.



Above: Farid and Nico preparing up to 600 meals a week for vulnerable people - The Queens received the Freedom of the City for the work done during the pandemic.



Above: The Queens Hotel is the official hotel for Portsmouth Pride and looking forward to 2025 when Portsmouth will be the UK City of Pride.



Above: Civic dignitaries, politicians and VIPs from the world of sailing gathered at The Queens Hotel recently for a celebratory gala dinner to mark the end of the round the world race.



Above: Kind-hearted Lara Hardwick was inspired to raise funds for a defibrillator at The Queens Hotel after her Dad had a cardiac arrest back in April, when he was jogging in Southsea.



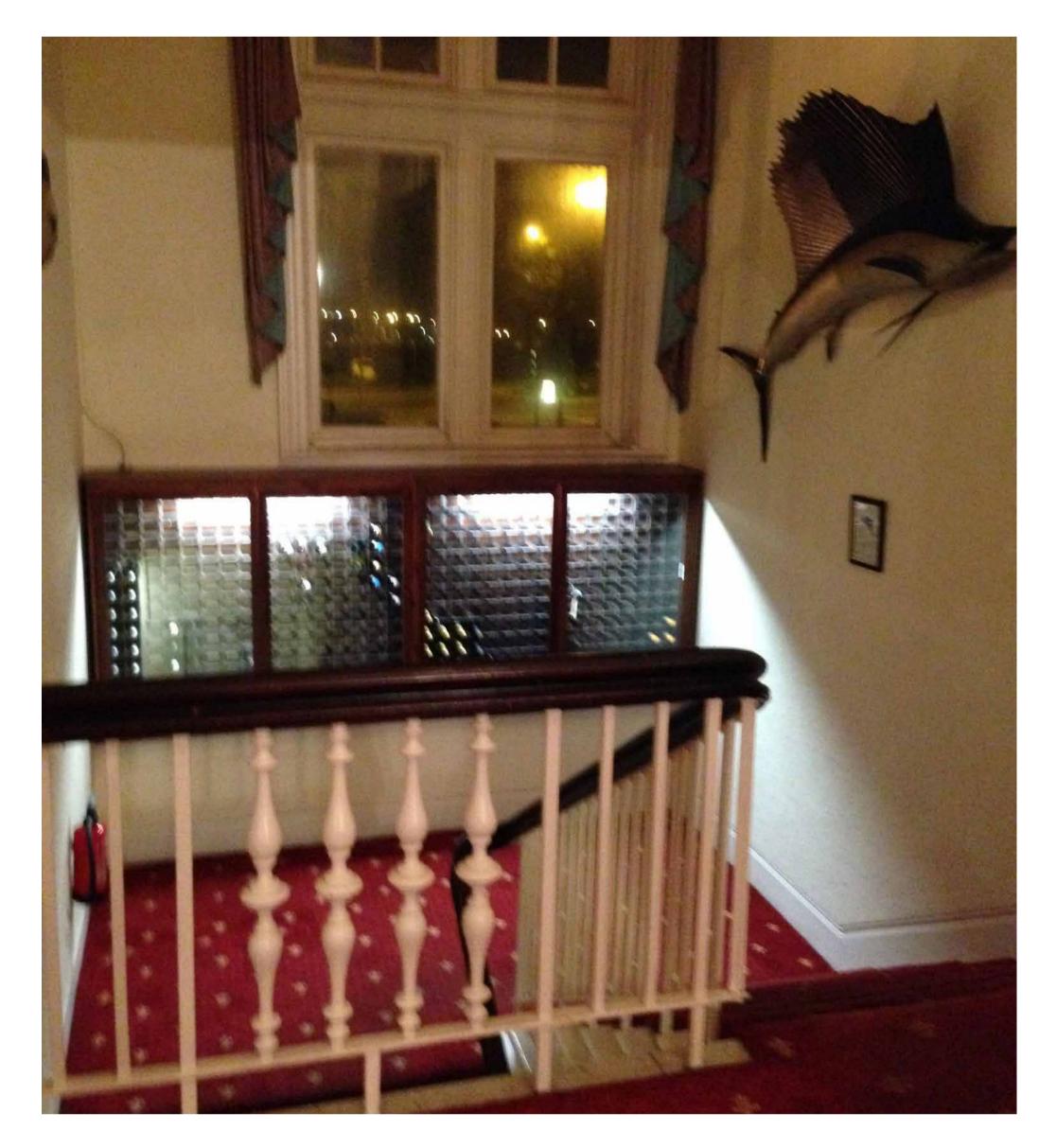
Restoration

Since purchasing the hotel, the current owners have invested significantly in transforming the hotel into a landmark destination for the city and Southsea.

Before

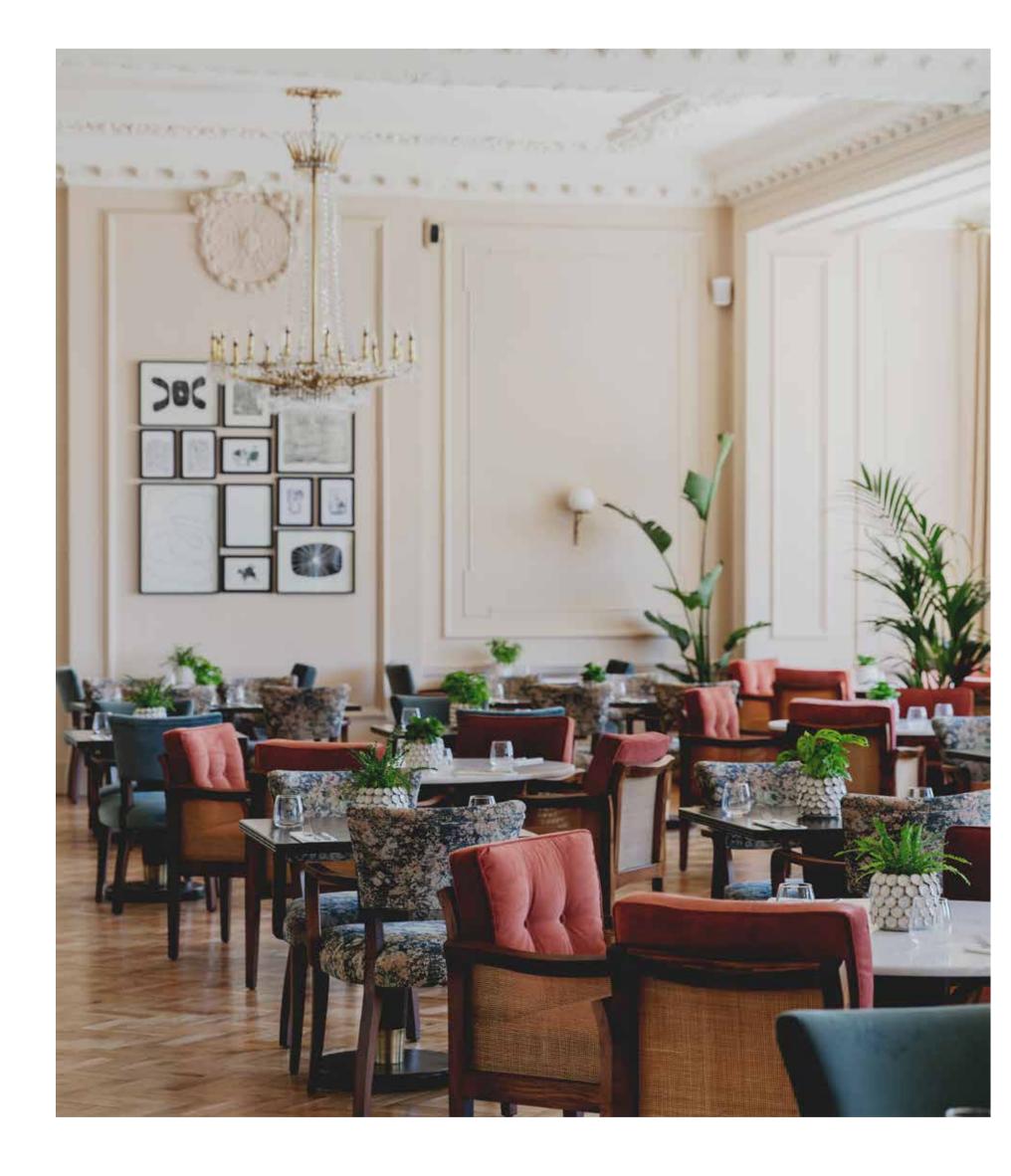


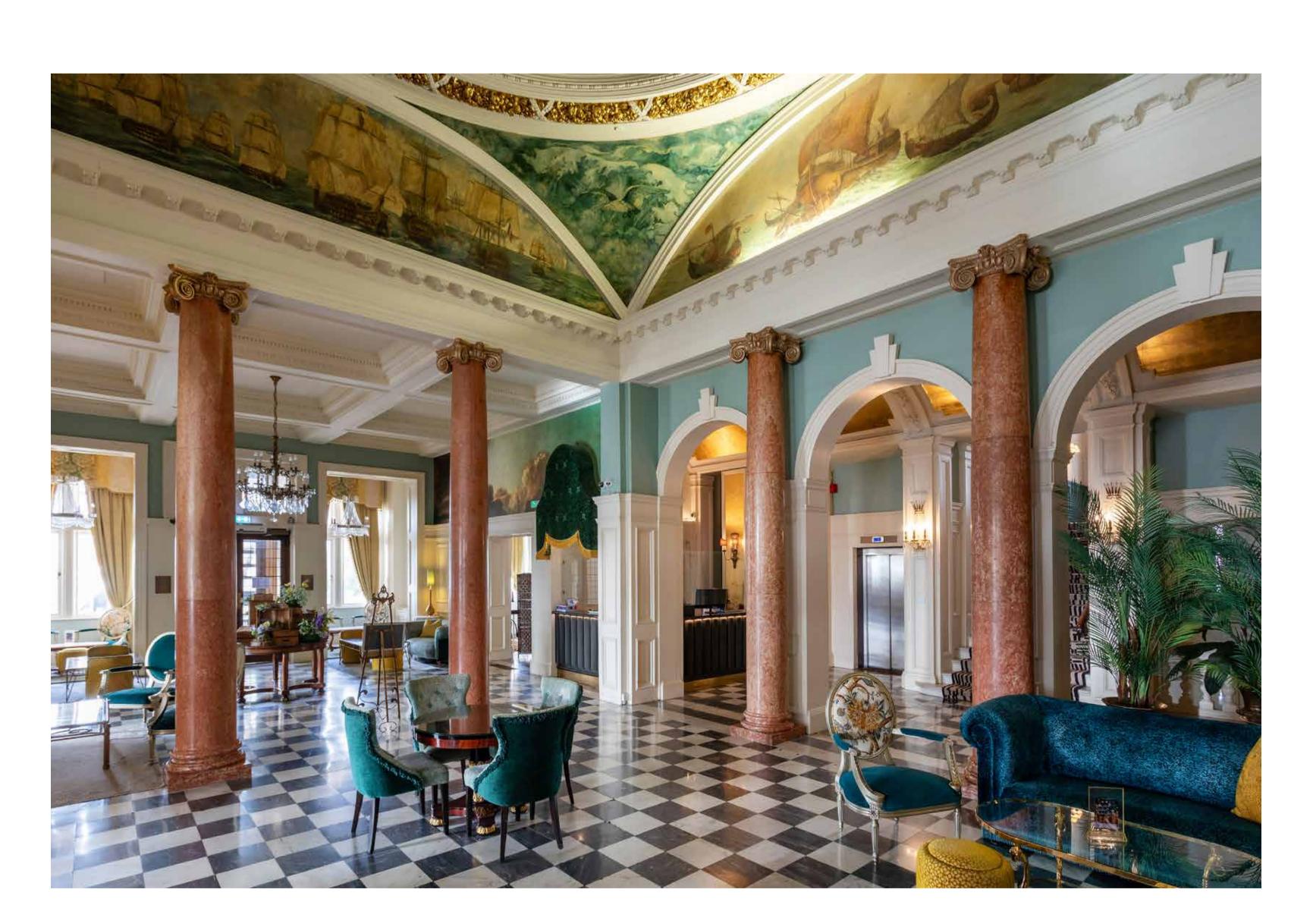


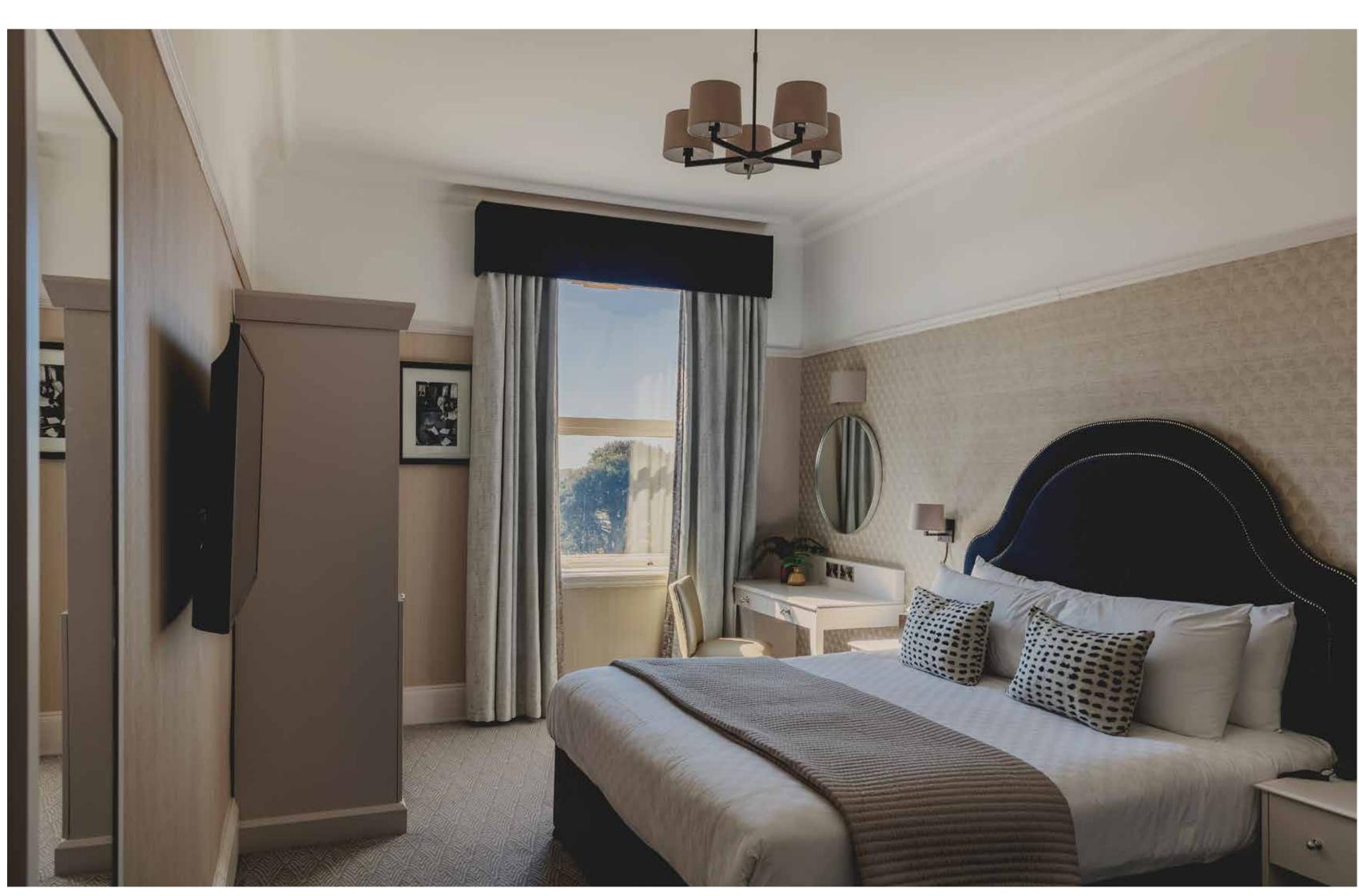


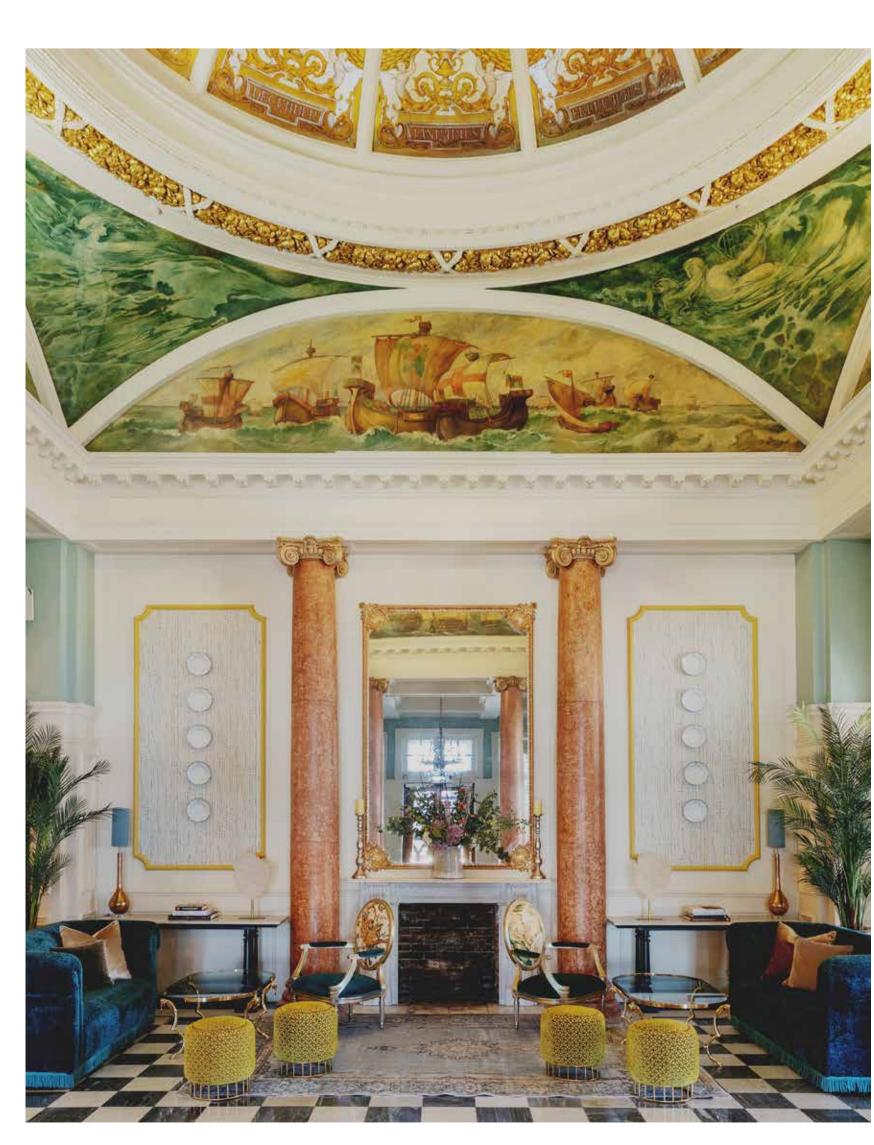


After











The Site and History



The hotel has played a key part in Southsea's history for generations, including here where it was used for the convalescence of wounded soldiers.

The hotel building dates from 1903 when it was rebuilt following a large fire to the original building which was constructed in 1861 as the residence of Sir John and Lady Morris. In 2020, the hotel was listed at Grade II by Historic England.

Located at the western end of Osborne Road, the sites fall within the Southsea Town Centre and Owen's Southsea Conservation Area.

When purchasing the hotel itself, the sale also included the site between the hotel and the former Grosvenor Casino, and the site between Home Heights and the hotel, both of which already had planning permission in place for new homes. The purchase of these sites was completed in 2017. Since then, the owners have also purchased the former Grosvenor Casino building.

This enables, for the first time, a comprehensive masterplan to be brought forward to deliver an appropriate and high-quality development, and in doing so, ensure the long-term success of the hotel.

> Both the site between the former casino building and the hotel, and the site between the hotel and Home Heights, benefit from previous planning applications for residential development, which were approved in 2010 and 2012 respectively.





Development Area 1 - Corner Site Development Area 2 - Garden Building



We are now looking to bring forward new development on these unsightly and underused areas of land, to provide much

needed new homes.

Previous consented scheme



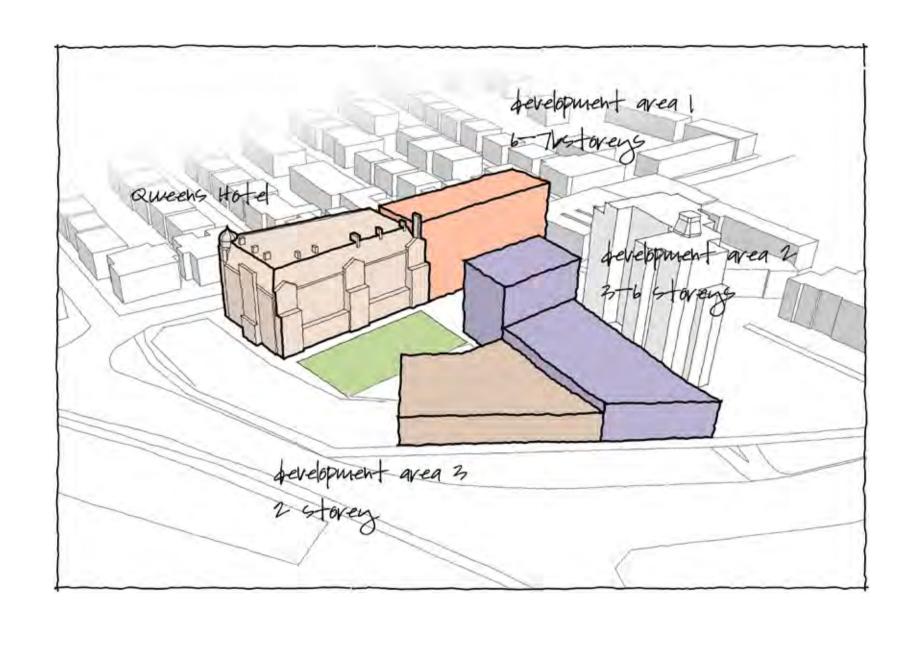
Left: This is the building which was approved by Portsmouth City Council in 2012 between the hotel and Home Heights, which was 8 storeys high.

In our view, there is an opportunity to bring forward a building on this site which is more sympathetic in both scale and design to both the hotel and other nearby buildings.



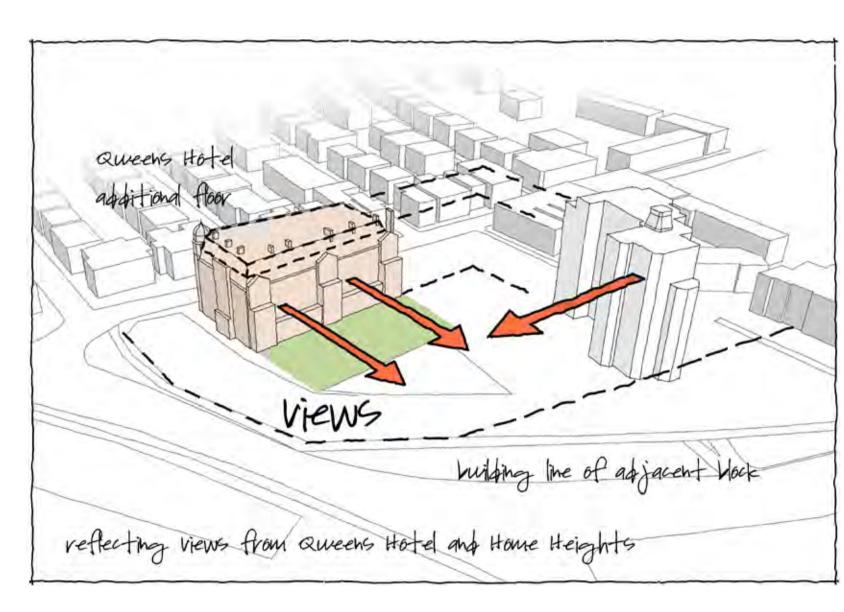
Design Development

When looking to design the new residential buildings, we assessed the existing situation, alongside the permitted plans. We then followed a design process, to ensure that our plans sensitively fit in with their surroundings and are of the highest quality.



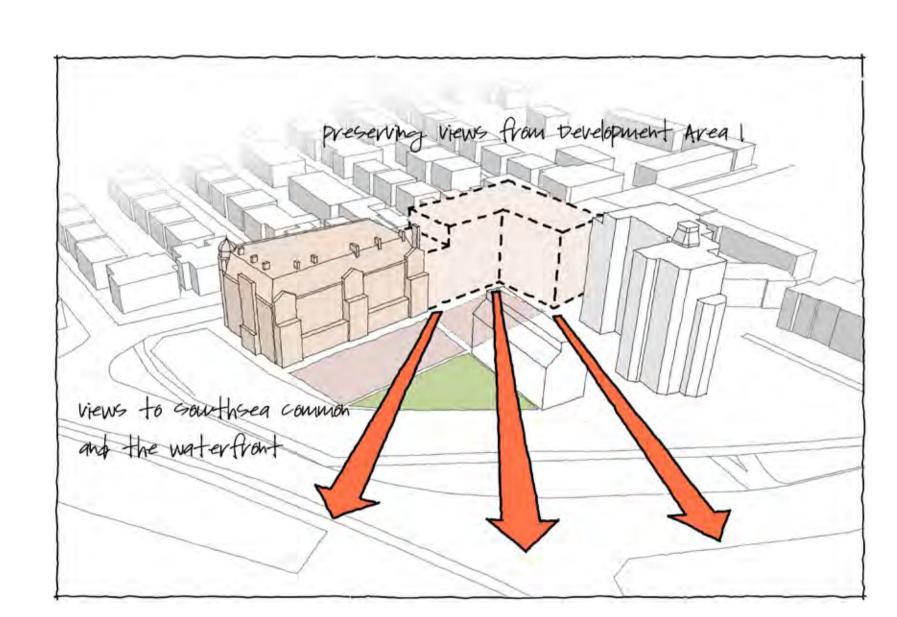
Step 1 – Agreed Development Area

We carried out an initial assessment of the area and produced a very basic diagram of the areas that could be developed on the site.



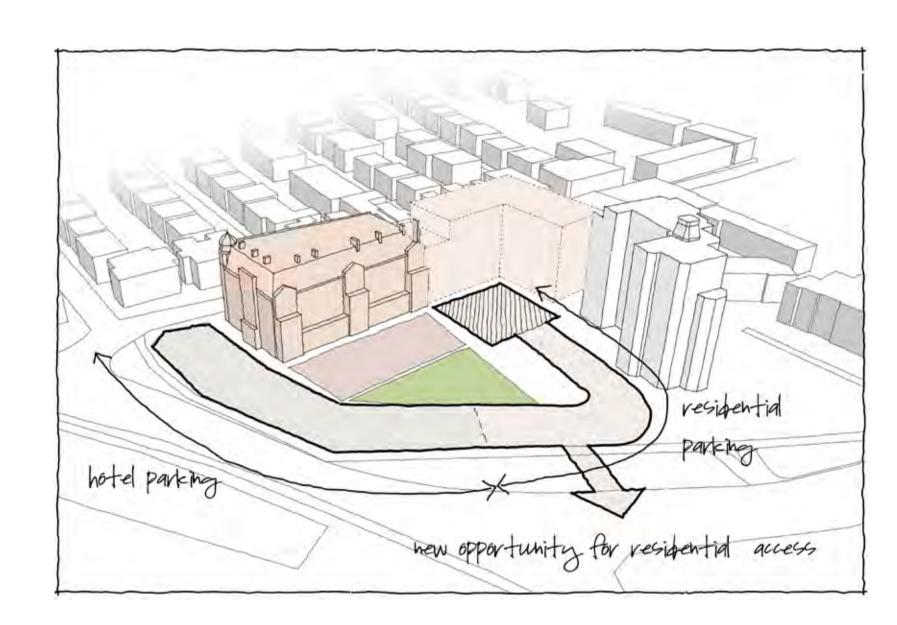
Step 2 – Constraints

We considered the various constraints on the site, including views from both the hotel and Home Heights, and considered an extra floor on the hotel, but have since ruled this out.



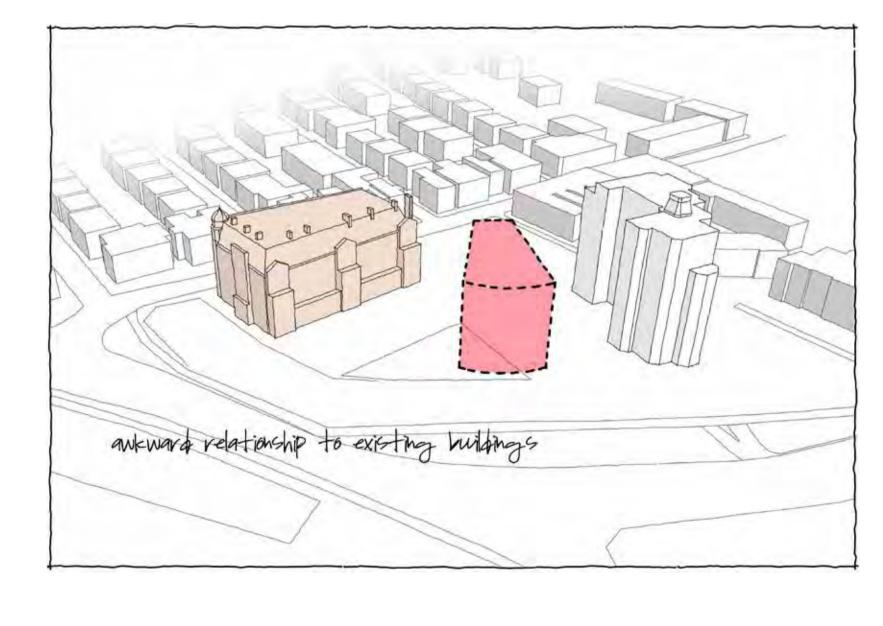
Step 3 – Opportunities

We were keen to provide views across the site to the waterfront, and complete the corner on Osborne Road, which is currently unattractive. We also sought to step the proposed building on Osborne Road away from the hotel.



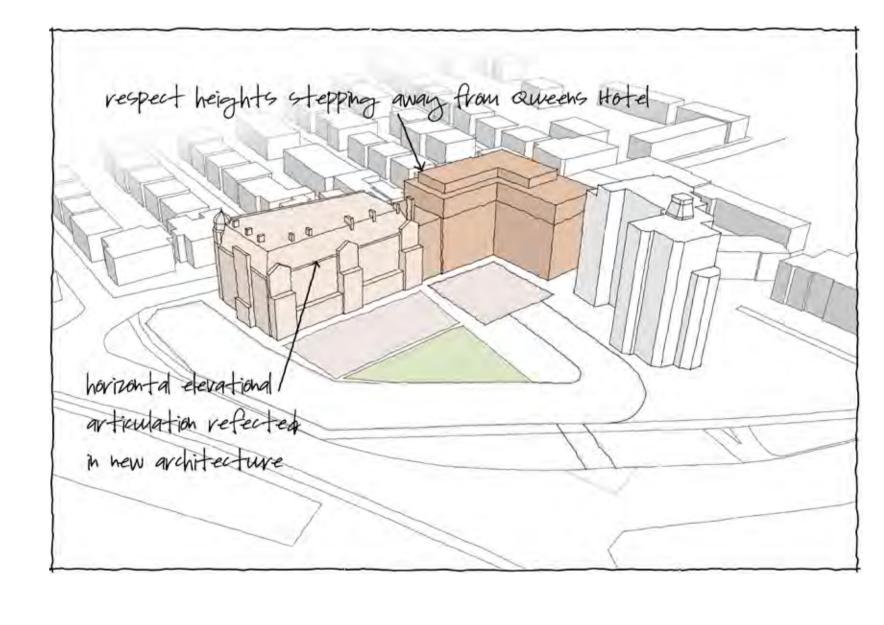
Step 4 – Parking and Access

We set about creating a sense of arrival and providing an entrance to the homes, with parking areas away from more public spaces.



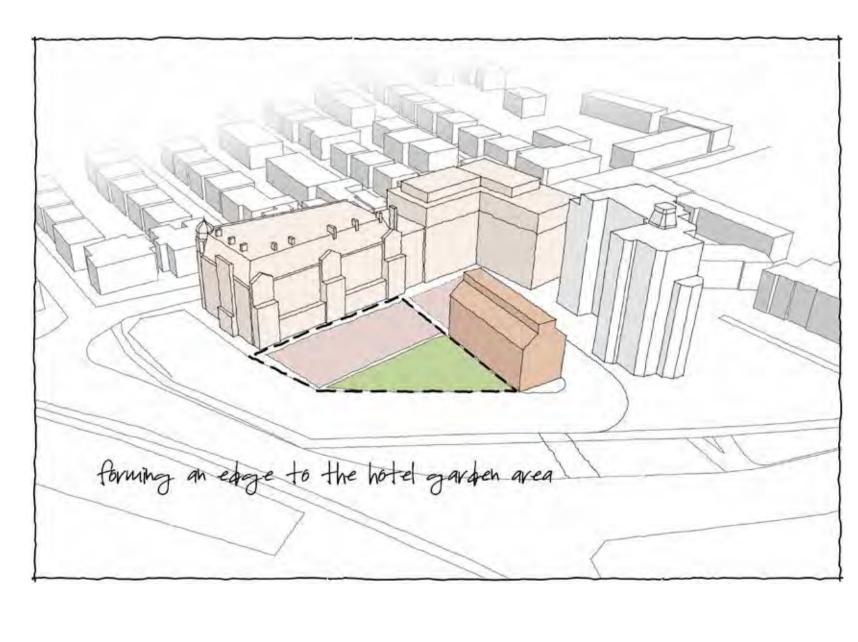
Step 5 – Approved Height & Massing

We identified the existing approved building adjacent to Home Heights but questioned its height and position.



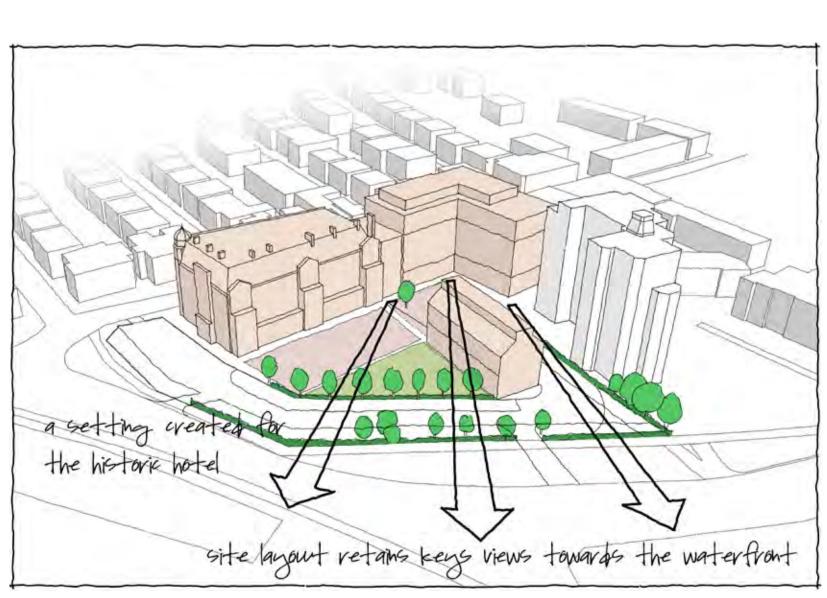
Step 6 – Stepping Back

We ensured the proposed building on Osborne Road was further stepped back from the hotel, to minimise any impact.



Step 7 – Garden Building

We wanted to provide a pavilion-style building, with a pitched roof to match The Queens Hotel, that is significantly smaller than the consented plans. We propose creating a landscaped area in front of the new building.



Step 8 – The Final Scheme

We believe this final proposed scheme better reflects the existing setting than the previously consented schemes, respecting views and providing a landscaped setting.



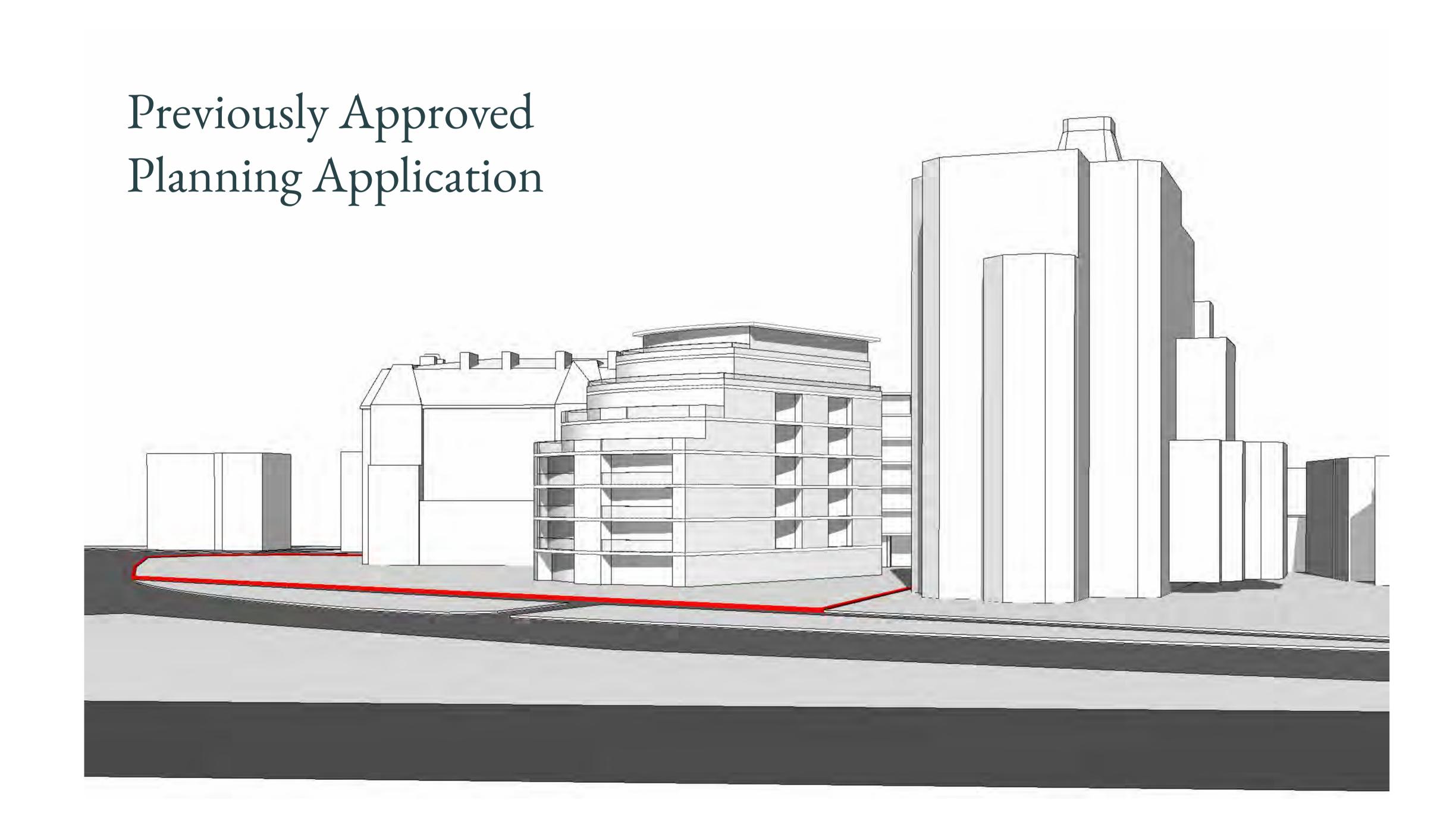
Our Proposals

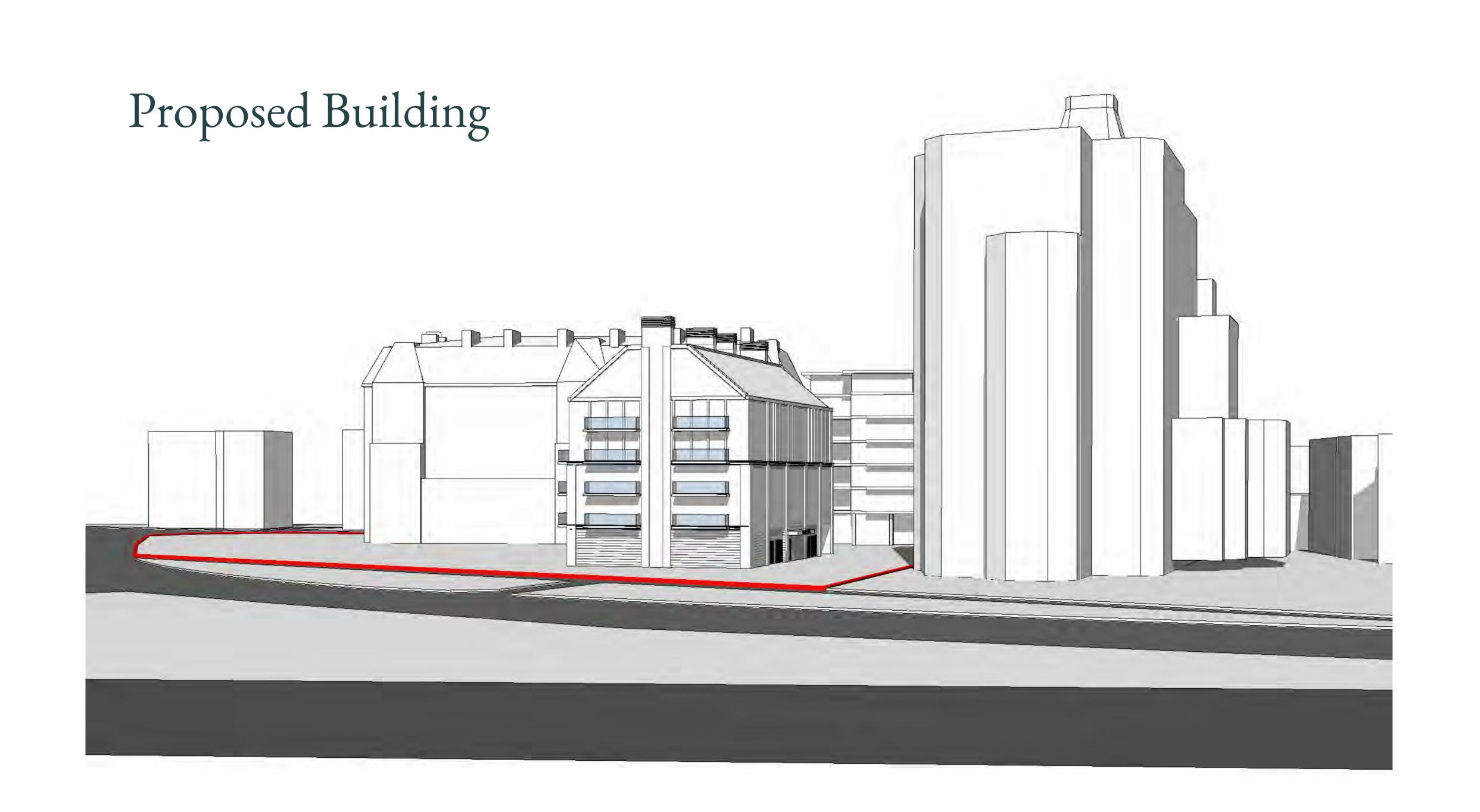
We are proposing two new buildings, known as The Residence on Osborne Road and The Pavilion between The Queens Hotel and Home Heights.

The design of both buildings has been carefully crafted to complement the proportions of the neighbouring Edwardian Baroque style Queens Hotel and the historical context of the seafront, providing a high quality, modern yet respectful addition to the area.

The Residence on Osborne Road will provide 72 apartments, with a range of 1, 2 and 3 bedrooms and will be 8 storeys tall, whilst The Pavilion, adjacent to The Queens Hotel and Home Heights, will have a further 23 apartments and stand at 5 storeys.

We believe that the proposed new building adjacent to Home Heights is a significant improvement on the consented scheme, as you can see below.







Design & Materials

The Pavilion



Fig I Dormer windows



Fig 3 Gable Chimney

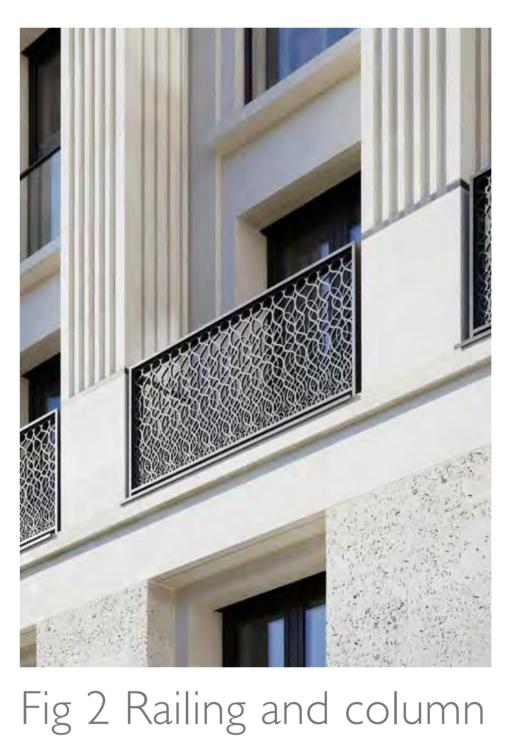




Fig 4 Balcony detail





The Residence



Fig I Curved Balcony



Fig 3 Brick detail



Fig 2 Railing and column



Fig 4 Arched openings

Fig 6 Brick detail

Fig 5 Entrance signage

Fig 5 Contrasting accent

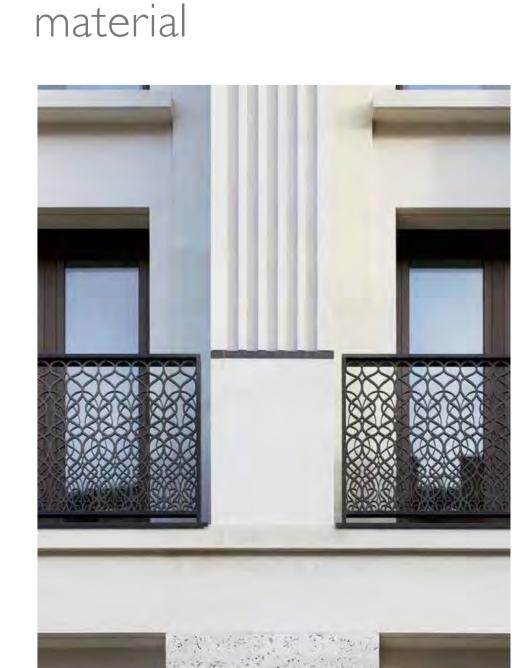


Fig 6 Terrace detail





Transport

The site is centrally located in Southsea, close to shops, restaurants and bus stops.

The proposed development will enhance and remodel an existing crossover fronting Clarence Parade.

Residents of the site will be encouraged to travel via public transport, on bicycles and by foot.

We will be providing around 64 parking spaces, as well as providing electric car chargers.

A full Transport Plan will be drawn up and submitted as part of the planning application.

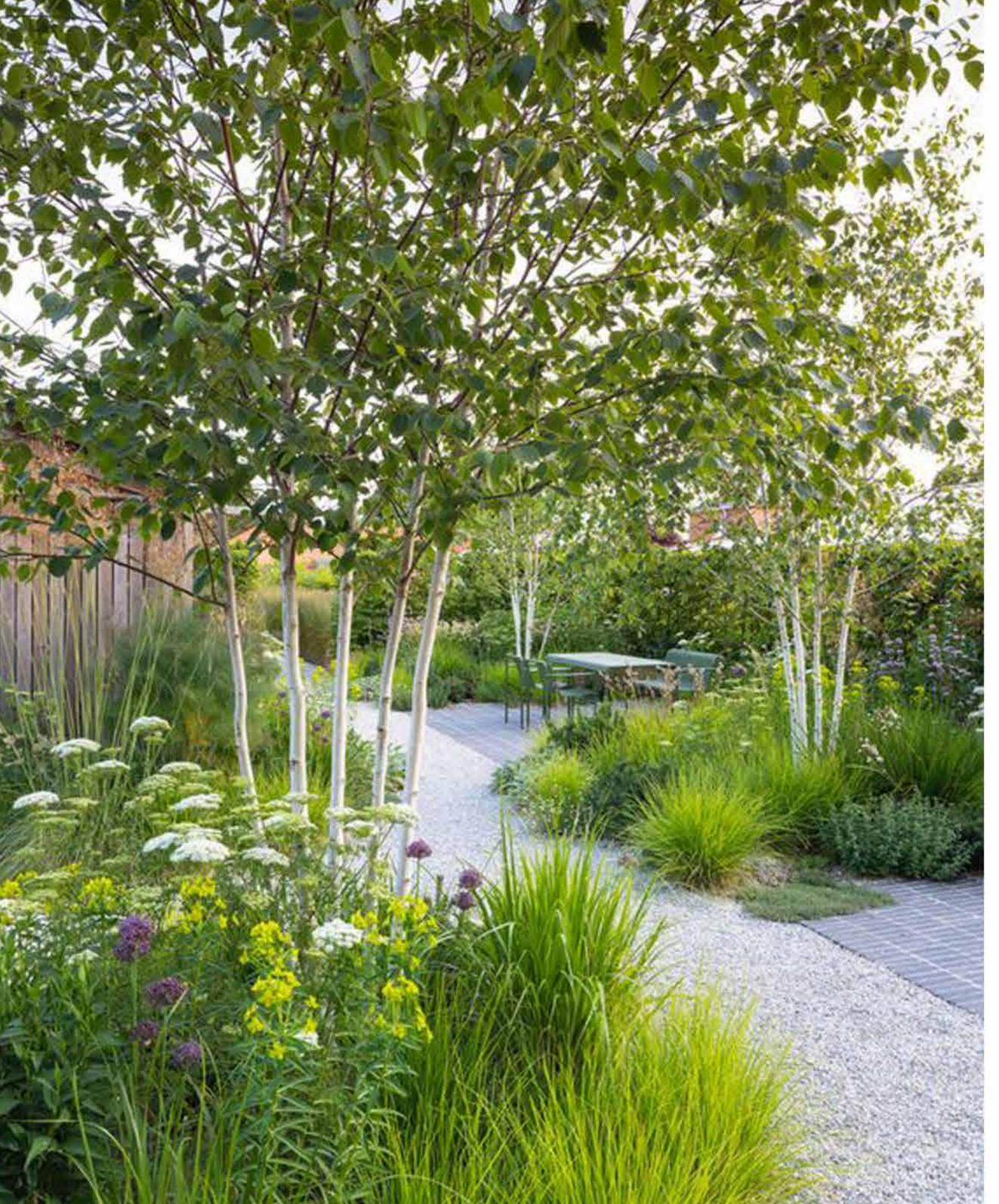
Residents will be encouraged to travel via sustainable transport methods and incentives will be provided within the Travel Plan, in line with Portsmouth City Council policy.

Along with car parking spaces, we will be providing around 216 secure cycle spaces, including spaces for visitors.

We are also investigating the opportunity to provide a dedicated car club on site.









A Greener Future

We are clear that the conversion and restoration of the hotel, and construction of the new buildings, must be done in a way which addresses the issues climate change presents whilst providing green spaces and protecting biodiversity.



Using air source heat pumps for the new homes



Providing electric car charging points on site



Encouraging the use of sustainable methods of transport – through cycle parking, car clubs and other measures



Making the site as landscaped as possible to encourage biodiversity and cooling



Taking a "fabric first" approach to the buildings, using high quality sustainable materials to ensure they stand the test of time

Landscaping

We are keen to have the site as green as possible, to provide an attractive space for the residents and to improve biodiversity.

We will be providing new landscaped spaces in and around the new buildings, including new planting, to soften the area.

We are also planning to plant new trees along the front of the site, to continue those already planted on Clarence Parade.

Ecology

We are required to provide a biodiversity net gain on site of 10%, meaning we must improve upon the existing wildlife habitat.

We will do this by providing landscaping on site, and by looking to provide items such as bat boxes, bird bricks and insect hotels.

We will also be providing additional ecological corridors to encourage existing and new wildlife species.



Investment

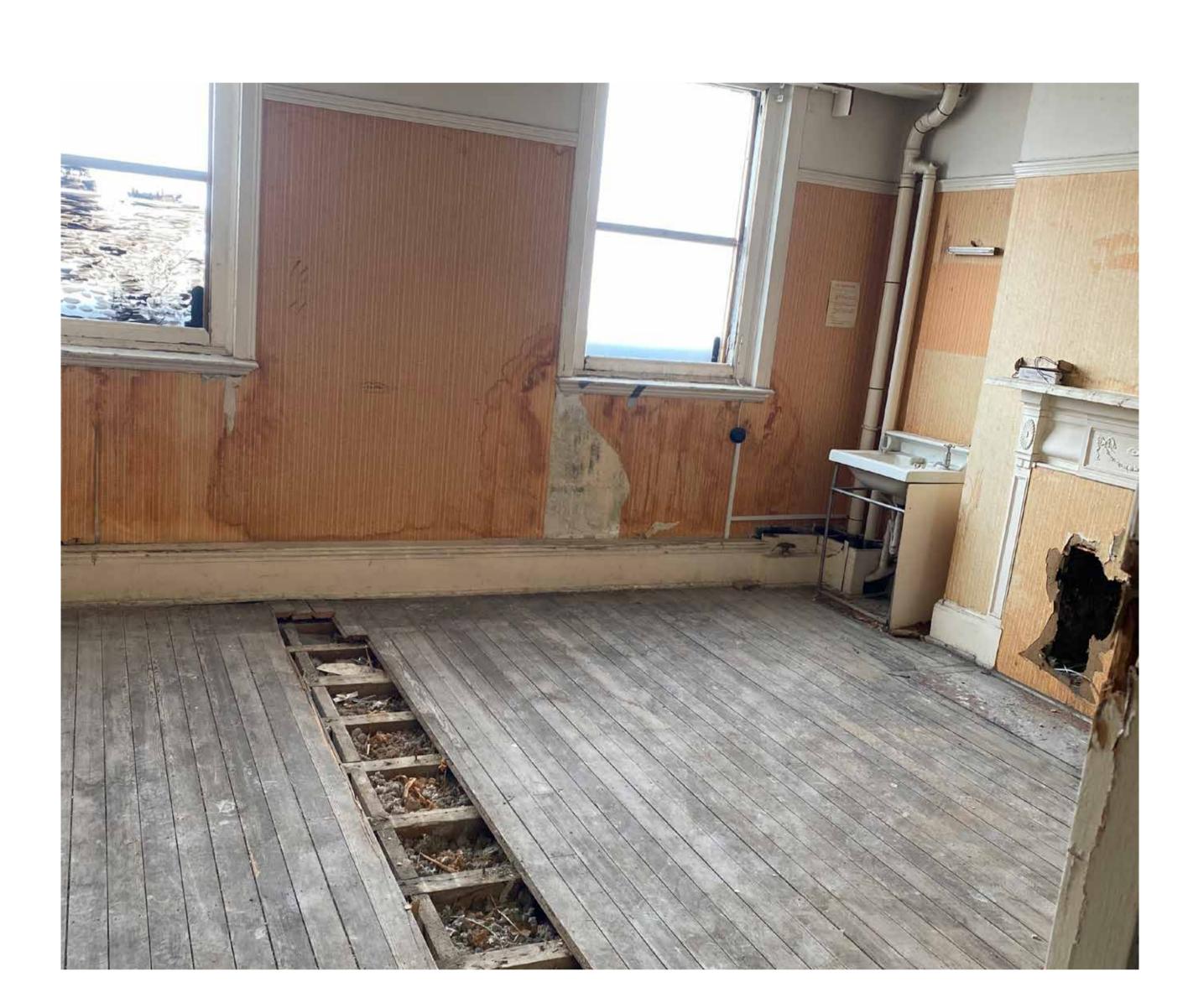
We have invested significantly in the hotel over the last few years, creating a special destination for visitors and the residents of Southsea.

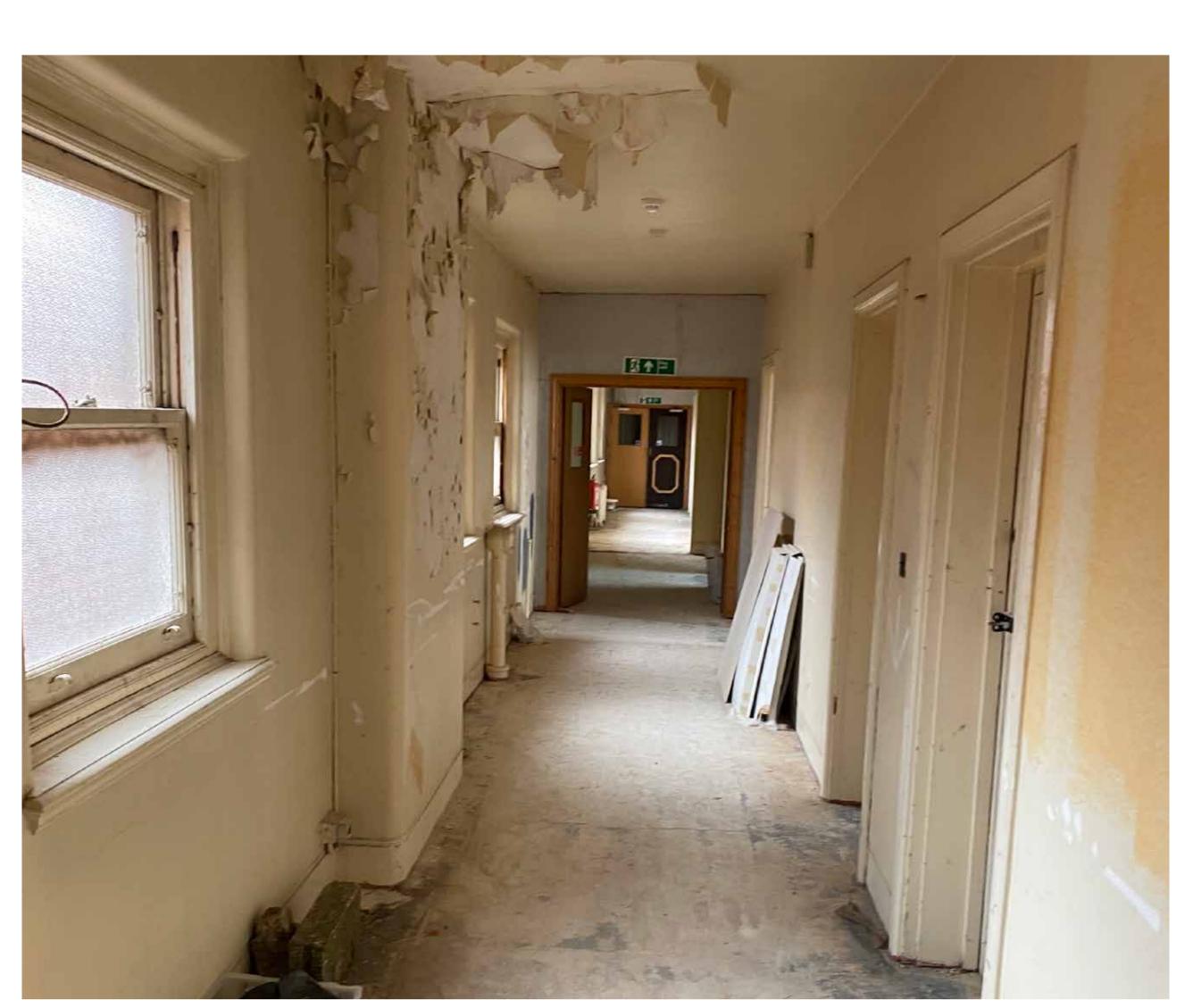
The proposed development is an opportunity to further enhance this area of Southsea and the setting of The Queens Hotel.

The past 8 years have seen significant investment in the bar, restaurant, function rooms and meeting rooms

with all areas from the basement to third floors having been fully refurbished during this period.

In conjunction with the residential development now proposed, we will be seeking planning permission to convert the currently unused fourth floor of the hotel into an additional 23 bedrooms, thus increasing the capacity of the hotel to over 100 rooms.





As with large areas of the hotel when the current owners purchased the site, the existing fourth floor is in significant need of restoration and repair.

Benefits

Over 90 new homes being delivered

Apprenticeships
for local workers
during the
construction phase

20 - 25% more hote| Staff employed

The hotel currently employs 120 people; we would expect to employ an additional 25 to 30 people following the hotel's expansion.

Over 100
jobs created
during development

The construction of the homes would employ over 100 on site and in the supply chain over the course of the development.



Feedback & Next Steps

Thank you for taking the time to come to our exhibition today.

We are now consulting publicly on our plans, to gather your feedback and see if improvements can be made.

This consultation will run for two weeks until Wednesday 9th October.

Please make sure you fill in a feedback form or let us know what you think before then, so we can take your views into account before we finalise our designs.

We will then take some time to process feedback from members of the public, councillors, and other interested groups.

Where we can make improvements, we will change our designs and prepare our planning application.

Timeline

- 25th September 2024 Consultation Event
- 9th October 2024 Feedback deadline
- October 2024Review feedback
- November 2024
 Submit planning application
- Late November 2024
 Official planning consultation
- Spring 2025
 Planning application decision
- Late 2025
 Next phase of hotel restoration begins
- Late 2025
 Construction begins on site
- Summer 2027
 First residents move into new homes

You can let us have your feedback by:

Filling in a form today and leaving it with us

Taking away a form and returning it in a pre-paid envelope, addressed to:

Freepost CONSULTATION REPLY

Give us your feedback online at:

www.queenshotelconsultation.co.uk

Call us on:

0800 689 5209

Email us at:

info@queenshotelconsultation.co.uk