



THE
GRATTAN

GREAT VICTORIA STREET

BELFAST



PRE-APPLICATION PUBLIC
CONSULTATION EVENT

Demolition of existing Fanum House and erection of new Purpose-Built Managed Student Accommodation (mix of clusters and studios), including landscaped roof terraces, and all other associated site and access works at lands comprising existing Fanum House site and adjacent lands, No's 96-110 Great Victoria Street, Belfast, BT2 7BE.

THE GRATTAN DESIGN TEAM



HELLO AND WELCOME

INTRODUCTION

Welcome to our Pre-Application Community Consultation (PACC) relating to our proposals for the demolition of the existing Fanum House and erection of a new Purpose-Built Managed Student Accommodation (mix of clusters and studios), including landscaped roof terraces, and all other associated site and access works at lands comprising the existing Fanum House site and adjacent lands, No's 96-110 Great Victoria Street, Belfast, BT2 7BE.

PURPOSE OF CONSULTATION AND NEXT STEPS

The purpose of this consultation is to share our indicative proposals with the community and other interested parties, prior to the submission of a Full Planning Application to Belfast City Council.

We are committed to engaging with members of the wider community and are now undertaking a period of pre-application community consultation (PACC) on our proposals.

The feedback received will be shared with the design team and will help to shape our proposals prior to the submission of a planning application. We will prepare a Pre-Application Community Consultation Report which will provide a summary of all feedback, our response and how we have incorporated any appropriate feedback into the final proposals for the scheme. This report will be submitted as part of the Full Planning Application to Belfast City Council.

HOW TO PROVIDE FEEDBACK AND FIND OUT MORE

CONSULTATION EVENT

An in-person consultation event is taking place on Wednesday 17th January 2024 from 1:00pm to 7:00pm at The Piano Room, Europa Hotel, Great Victoria Street, Belfast, BT2 7AP. Information on the proposals, as included on the website, will be on display and members of the design team will be in attendance to answer any queries. Comment cards will be available to provide any feedback.

WEBSITE

Our virtual consultation website (www.TheGrattanConsultation.com) is a one-stop-shop for all information on our proposals. You can browse our plans and view information documents relating to our proposals. An online feedback form can also be completed on the homepage.

LEAFLETS

Information leaflets have been delivered to all businesses and residents adjacent to the site boundary. This leaflet included information on the development, details of the consultation website and in-person event as well as contact information for the consultation manager. A comment card was also included in this leaflet to allow interested parties to provide feedback.

SPEAK TO US

Our project team is available Monday-Friday 9am-5pm to discuss the proposals or respond to any queries you may have.

Contact: MCE
Tel: 02890267099
Email: comments@mcecomms.com

DOWNLOAD THE PROPOSAL PACK

You can download an electronic copy of the proposals pack on our website, all you have to do is click on the link within the homepage. If you have any issues downloading the pdf then please call MCE on 028 9026 7099, or alternatively email comments@mcecomms.com.



SOUTH BANK SQUARE

South Bank Square (SBS) is a residential and commercial property development company that was formed in 2010.

We invest in and deliver high quality residential and commercial property developments, designed to enrich the towns, cities and communities within which they are developed.



Our existing projects include:



ROSSES GATE, DERRY / LONDONDERRY

- Large-scale residential development - total c. 950 units being delivered
- Developed in partnership with Choice Housing Ireland Ltd
- Construction began in 2022, 10-year project
- Planning was approved in October 2022, and construction of 252 units (Phase 1) commenced in March 2023.



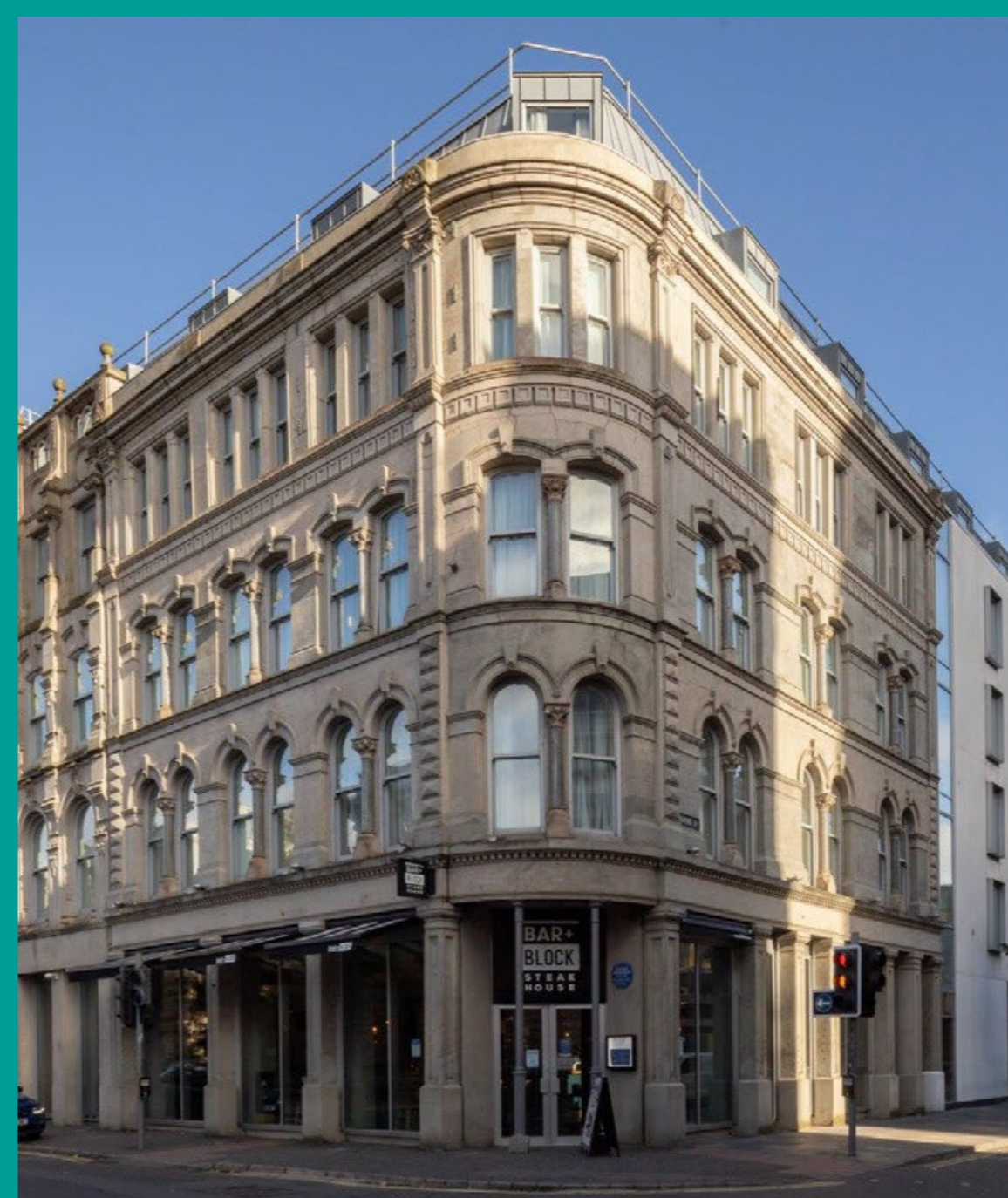
CAMOWEN AVENUE, OMAGH

- Site of the former Tyrone County Hospital
- Permission granted for 164 new family homes
- A range of 2, 3 and 4 bed homes
- Construction began 2023



ETAP HOTEL, BELFAST

- Belfast City Centre Hotel
- 8 storeys with 146 bedrooms
- Constructed in 2014



FOUR CORNERS HOTEL, BELFAST

- 170 Bedroom hotel & restaurants
- Acquired by SBS in 2022
- Tenants include Premier Inn Hotels & The Muddlers Club restaurant

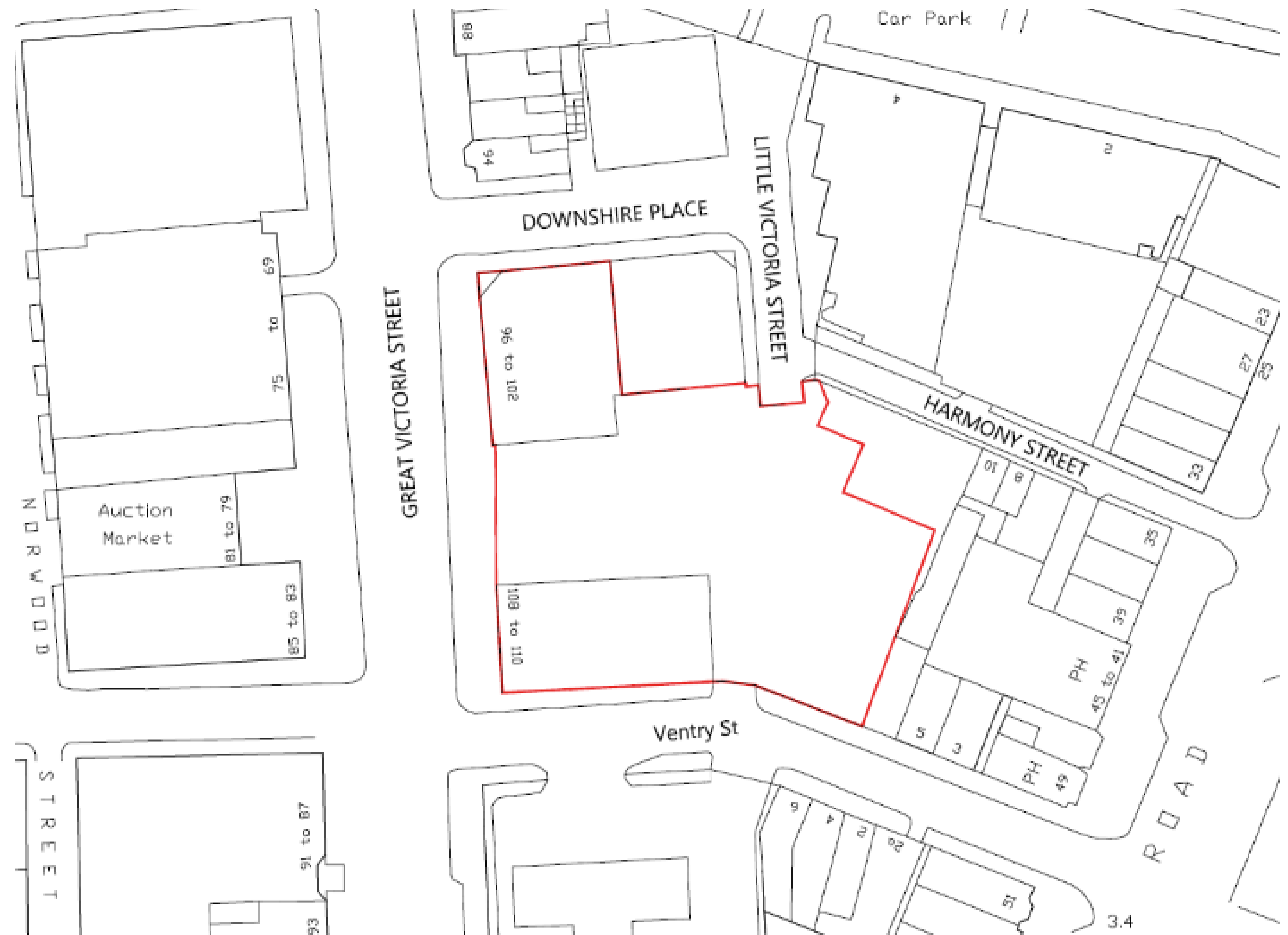
STRATEGIC CONTEXT AND SITE LOCATION

The site is located within the heart of Belfast City Centre, in an area once known as 'The Golden Mile'.

The site measures approx. 0.241ha, and comprises Fanum House, Norwood House, and vacant lands. As noted, the development site is currently occupied by Fanum House which is a 1960's office tower, comprising 11 floors of office space above a double height ground floor commercial space, with an unscreened plant room located on the roof of the building. The overall building height of the existing Fanum House is circa 39m to the top of the Plant Room. At the time of construction, it was the second tallest building in Belfast. The building has been vacant for a considerable period of time and is located on a prominent corner location on Great Victoria Street and Ventry Street. The site is bound by Great Victoria Street to the west, Ventry Street to the south, office/retail units (Norwood House) to the north, and Filthy Mc Nasty's Public House located to the east of the site.

Great Victoria Street is one of the key transport corridors within Belfast City Centre, taking one-way traffic, including bus route, from South Belfast into the city centre. The site ideally located only 750m from the main QUB campus and 1.8km from Ulster University. It is also located within walking distance to a wide range of amenities and services, such as Great Victoria Street Train/Bus Station, and only 450m from the new Transport Hub.

Grattan and Co. was a Belfast firm of local chemists who manufactured soft drinks, and introduced the first carbonated ginger ale. The following quote and image was published in The Irish Builder on 1st October 1883:



SITE LOCATION



YEAR 1883



EXISTING FANUM HOUSE

CHANGING CONTEXT AND BUILDING HEIGHTS



2.5 Adjacent building heights

| | |
|--|----------------------|
| 1- Grand Central Hotel | 85m 24-storey |
| 2- Weavers Cross | 78m |
| 3- Ewart Building | 68m 17-storey |
| 4- Invest Northern Ireland | 58m 15-storey |
| 5- Europa Hotel | 58m 13-storey |
| 6- Great Northern Tower | 55m 13-storey |
| 7- Belfast Transport Hub mixed use | 53m |
| 8- Bankmore Square | 53m 12-storey |
| 9- Fanum House | 52m 17-storey |
| 10- Little Victoria-Bruce Street Student Accommodation | 52m 15-storey |
| 11- Bedford Yard | 50m 13-storey |
| 12- Victoria Place Apartments | 42m 11-storey |
| 13- Centre Point | 42m 11-storey |
| 14- 41-49 Dublin Road | 37m 11-storey |
| 15- Holiday Inn | 36m 9-storey |
| 16- Glenalpin St. | 34m 11-storey |
| 17- 57-63 Dublin Road | 34m 10-storey |
| 18- The Gallery | 34m 10-storey |
| 19- Belfast Transport Hub | 12m 1-2-storey |
| 20- Opportunity Site For Tall Building | |

- Under Construction
- Planning Consented Schemes

PLANNING POLICY AND STUDENT HOUSING NEED

The Belfast Local Development Plan (LDP) Plan Strategy was recently adopted on 2nd May 2023, which provides the strategic planning policy framework for the area over the next 15 years. Until the Council formally adopt the Local Policies Plan, which is the second stage of the LDP, the draft Belfast Metropolitan Area Plan (dBMAP) 2015 will remain a consideration.

Within the Draft BMAP published in November 2004, the site is located within Belfast City Centre and designated as a Proposed Development Opportunity Site (CC061) - see Figure 1. 'Development Opportunity Site Designations' sought to promote the re-development of vacant or under-utilised sites. The site was also identified as being within the Shaftesbury Square Character Area (CC016) and core area of Parking Restraint. Following a Public Inquiry (which took place between April 2007 and May 2008), the Planning Appeals Commission (PAC) published their reports in June 2012, and BMAP was subsequently adopted in September 2014. Within the final adopted version of the plan, the Development Opportunity Site designation ('CC 061') was removed, and the site was left as 'unzoned whiteland'.

The version of BMAP adopted in September 2014 was subject to Legal Challenge and subsequently the adoption was quashed, with the Plan remitted back to the Department. As it currently stands, the Draft Belfast Metropolitan Area Plan (dBMAP) 2015 is at an advanced stage given the publication of the PAC Inquiry report and consideration is given to the version of BMAP published September 2014 as it provides the most up to date position of the site designation. The Policy Map for the area (as shown at Figure 2) identifies the site as 'white land' located within the 'Shaftesbury Square Character Area' (CC 013).

STUDENT HOUSING NEED

- In 2021/22 academic year, the city had 42,660 students in total with 33,135 full time students (the highest on record).
- Failure to provide adequate accommodation is a major barrier to the continued growth of Belfast's universities.
- Based on existing Purpose Built Managed Student Accommodation supply, the full time student to bed ratio is 3.8. In order to bring this ratio down to 1.5, an additional 5,700 beds will be needed based on 2021/22 student numbers.
- Queens University presented to Belfast City Council 'City Growth and Regeneration Committee' in December 2022. They highlighted in their key findings that the city needed a further 6,000 rooms for students by 2028/30.

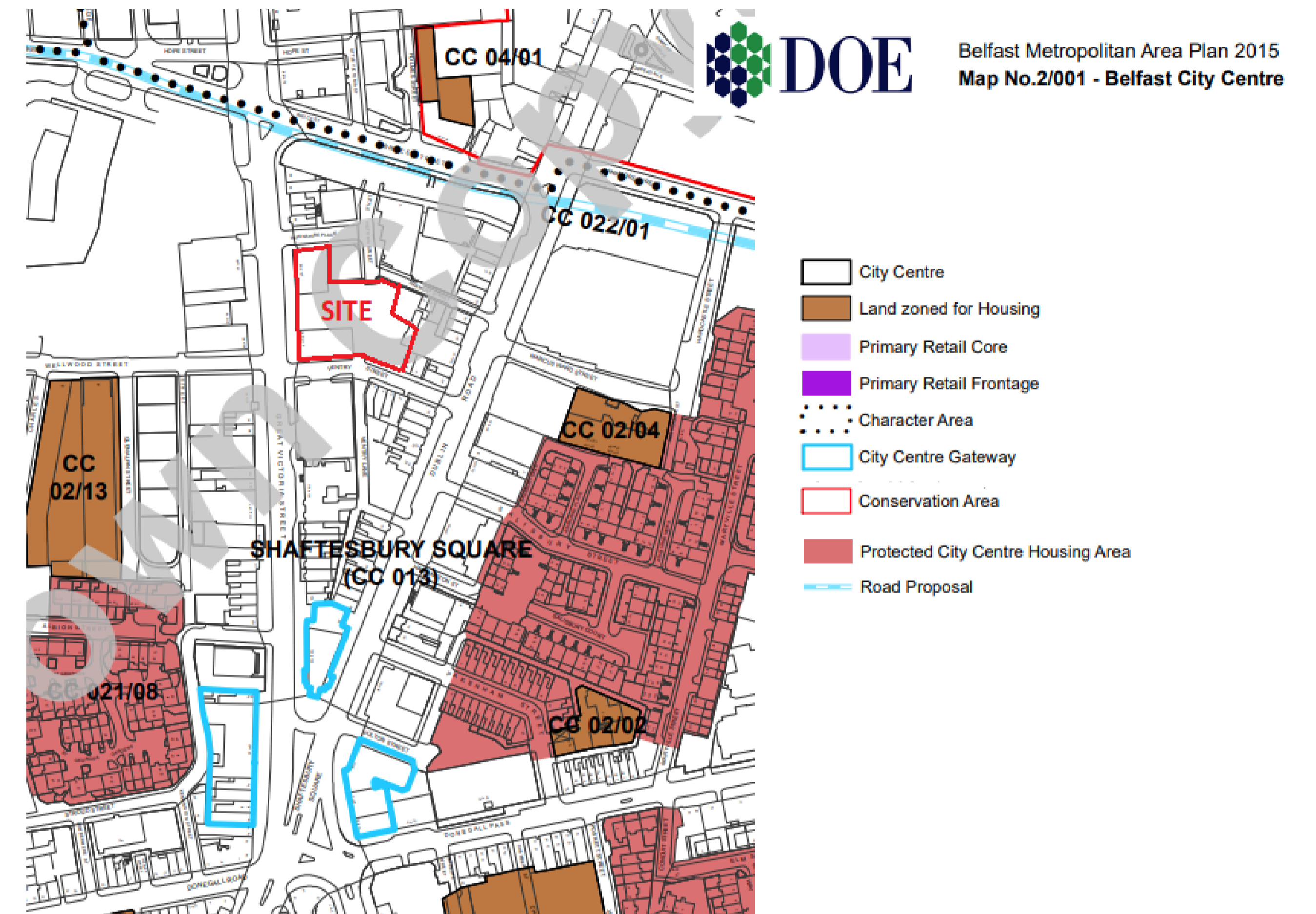


FIGURE 1 - DRAFT BMAP (2004) CITY CENTRE POLICY MAP

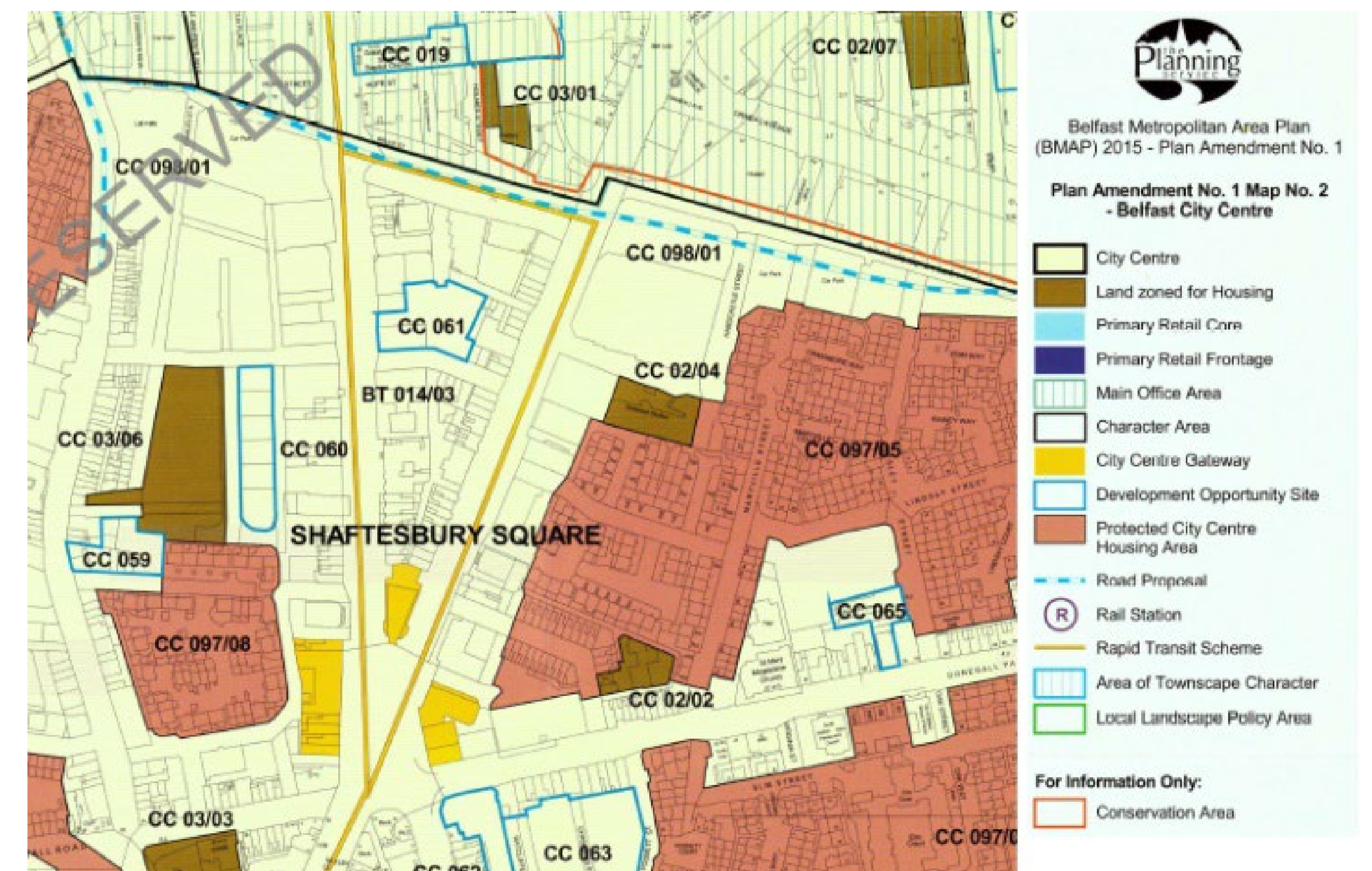


FIGURE 2 - DBMAP (2015) POLICY MAP EXTRACT

SITE PLANNING HISTORY

The recent planning history for the site includes:



In 2020, South Bank Square conducted a community consultation for c. 218 no. Build to Rent apartments on the site.

CGI IMAGE OF PROPOSED BUILD TO RENT APARTMENTS

In September 2012, approval was granted for the erection of a 15 storey hotel (Planning Ref: Z/2011/1178/F). This approval was for a 15 storey hotel with a bar, restaurant, conference room, gym and pool facilities. This planning permission was enacted at this time, and is therefore protected.



CGI IMAGE OF PROPOSED NOVOTEL

REGENERATION OF 'THE GOLDEN MILE'

Great Victoria Street was once known as Belfast's 'Golden mile', although over the years it has been progressively fragmented, with the Bruce Street Link Road now effectively cutting it in two. Whilst the building fabric and streetscape of the section closest to the city centre largely remains intact, the southern section has disintegrated over the years and has become perhaps the most neglected part of the city centre, having not seen any meaningful investment in over 30 years. This stretch of Great Victoria Street is now made up of a miscellaneous collection of gap sites, shut up shops, derelict properties, anonymous office buildings and an incongruous petrol station.

The architecturally "tired" and long vacated Fanum House, is perhaps the greatest symbol of degeneration along this portion of Great Victoria Street. A new development on the site, with a building of the scale, quality and presence proposed will therefore become a beacon of regeneration for Great Victoria Street, and a stimulus for further investment in the wider area.



APPROPRIATENESS FOR A TALL BUILDING IN THIS LOCATION

Since its construction in 1965, Fanum House has been in effect a landmark 'announcement' building to Belfast City Centre when arriving from the south. It remains to this day one of the most recognisable tall buildings within Belfast City Centre, and for many years was the City's second tallest building.

Whilst the existing Fanum House building may be lost to the city, the function of the Fanum House location as a recognisable landmark has not, with there being an extant permission (Z/2011/1178/F) for a 173no. bedroom Hotel (15 storey) on the site. As such, the principle of a tall building on this site is well established, including an increase in height from the existing Fanum House.

The need to specifically reinvent/identify a key 'gateway' into the city from the south was highlighted within BMAP. Shaftesbury Square is identified within BMAP as a key gateway into the city centre from the south. Regeneration along this lower section of Great Victoria Street must take place to ensure that the area appropriately ties together with the Council's vision for Shaftesbury Square. Given the fact that the principle of a tall building has already established on the site, we consider it to be an appropriate choice for contributing to the Shaftesbury Square Gateway.

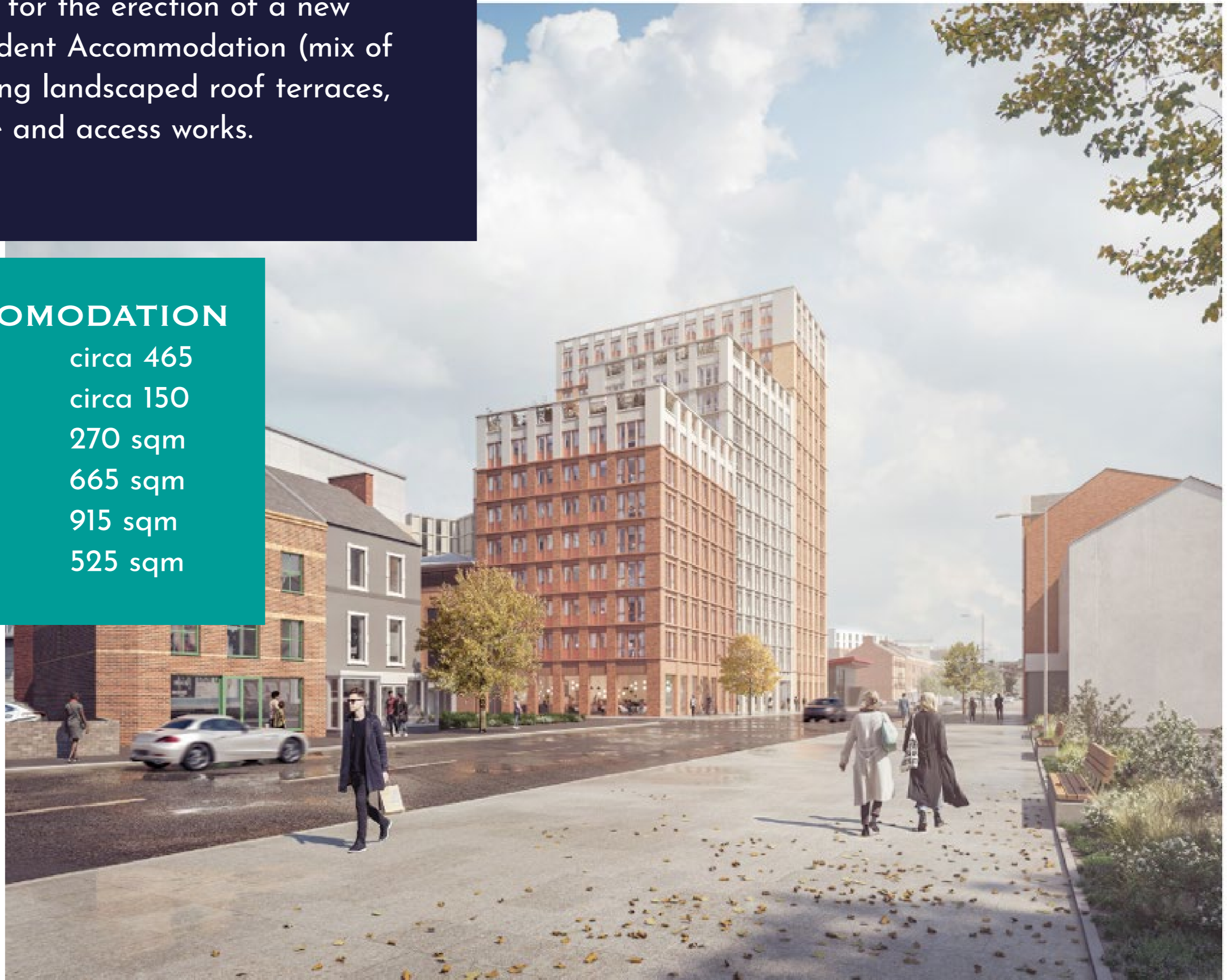
SITE PROPOSALS

The proposal is for the demolition of the existing Fanum House and Norwood House for the erection of a new Purpose-Built Managed Student Accommodation (mix of clusters and studios), including landscaped roof terraces, and all other associated site and access works.

SCHEDULE OF ACCOMODATION

| | |
|------------------------|-----------|
| Cluster bedrooms | circa 465 |
| Studio bedrooms | circa 150 |
| Retail Unit at GF | 270 sqm |
| Internal Amenity Areas | 665 sqm |
| External Amenity Areas | 915 sqm |
| Ancillary Spaces | 525 sqm |

View from Great Victoria Street looking south, illustrating the stepped massing and expression of an 'assembly' of new buildings with a stepped massing rising up to the corner of Great Victoria Street and Ventry Street



View from Great Victoria Street looking north, illustrating how the building could contribute to a significantly improved public realm.



SITE PROPOSALS WITHIN SURROUNDING CONTEXT

VITA PBMSA development (15-storeys)

Recently submitted planning applications for Kainos 14-storey Office development and Queens University 17-storey PBMSA proposal.

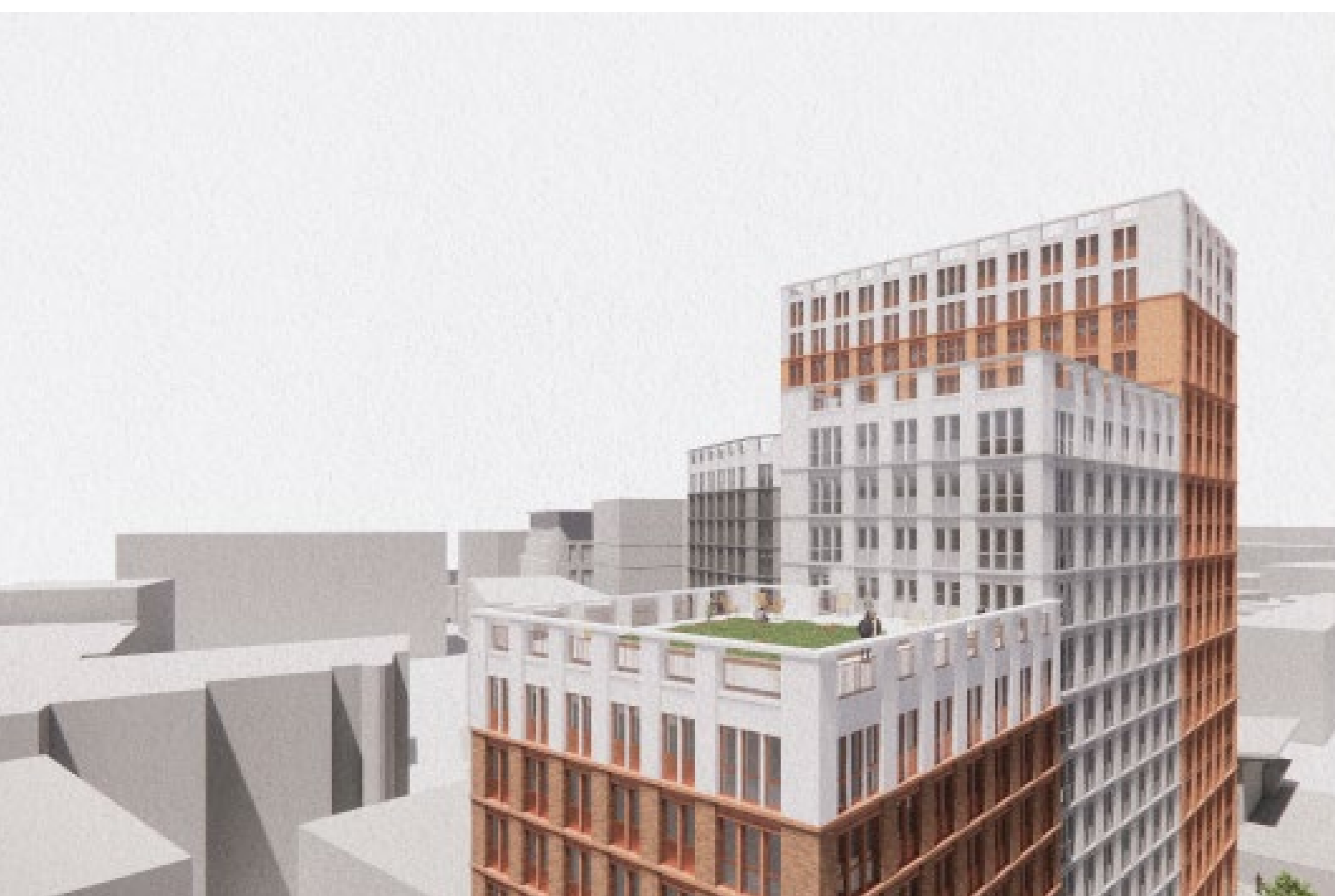
Recently approved 11 storey PBMSA proposal under Planning Reference: LA04/2023/3030/F

SITE PROPOSALS

PROPOSED AMENITY PROVISION

The proposal will provide for both internal and external amenity space, including:

- Gym and fitness
- Lounges and Roof terraces
- Study Spaces
- Laundry and Recycling
- Café/Coffee shop on Ground Floor



BENEFITTING THE COMMUNITY

The development proposals will deliver a number of community and economic benefits as outlined below:

- Provision of a new c. 610 bedroom purpose-built managed student accommodation in a prime city centre location
- Provision of c. 350 construction jobs
- Investment of c. £ 55 million in the local economy, helping to rejuvenate the city's golden mile
- Will help to regenerate a critical section of Great Victoria Street between Shaftesbury Square and Great Victoria Street station / Weavers Cross

HAVE YOUR SAY

GET IN TOUCH

GIVE US A CALL

If you would like a member of the team to discuss our proposals over the phone with you, you can call us on 02890267099

WRITE TO US

If you wish to make comments on the proposals, you can also do so in writing by sending a letter to:

MCE
Urban HQ
Eagle Star House
5-7 Upper Queen Street
Belfast
BT1 6FB

COMPLETE A COMMENT CARD

Comment cards can be completed in-person and returned to a member of our project team.

Comment Cards have also been delivered to dwellings and businesses within the vicinity of the proposal site. These can be filled in and returned as directed.

Alternatively, electronic comment cards can be completed on the homepage of our website.

Closing date for feedback - **Friday 9th February 2024, 5pm**

