

Welcome



Welcome to our exhibition regarding emerging proposals for Fraser Range.

The information on these exhibition boards has been prepared to give you an insight into our thinking and the approach we have taken on this important site. Please do speak with a member of the team if you have any questions or queries and they will be happy to answer any questions you may have.

We value your feedback, so please do take the time to fill in one of the feedback forms available today or visit the Fraser Range website to let us know what you think.

Thank you.

If you would like to get in touch with us, our contact details are:

0800 689 5209

info@fraserrange.co.uk

www.fraserrange.co.uk

About the team



National Regional Property Group is a Portsmouth based developer, which specialises in sustainable and high-quality residential schemes.

Based on The Hard, the team have decades of experience working on complex and challenging sites, such as Fraser Range. They are passionate about bringing the site back to beneficial use, while also recognising and preserving elements of its history.

An experienced team of consultants has been brought together to work on the scheme, to ensure that this iconic Portsmouth site is developed in the best possible way.

ermc

ERMC is an award-winning, local building design consultancy who have been appointed as principal architect for the Fraser Range development project due to their extensive experience working with Solent fortifications and local heritage projects.

They have worked on the sensitive conversion of a number of award-winning local heritage projects in

the city, with their recent project, the 'Hotwalls Studios' achieving many nominations and winning the prestigious Portsmouth Society 'Best Conversion' 2017 award. This project has successfully transformed a scheduled ancient monument and one of the most historic and loved areas of the city into a local meeting place and arts centre. The lead architect for Fraser Range has also worked on all four of the Solent sea forts.

Macgregor • Smith

Macgregor Smith is an award-winning landscape practice based in the World Heritage City of Bath.

Their reputation for delivering the highest quality work stems from their dedicated team of enthusiastic designers – as broad thinkers and collaborative workers, they have a flair for imaginative thinking and creating successful, inspiring places.

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History of Fraser Range



Fraser Range is a key part of Portsmouth's proud Naval history.

It was previously used as both a Royal Naval gunnery range and research centre but has been deemed surplus to requirements and sadly, fallen into disrepair.

Fraser Range was used to train the Royal Navy throughout the Cold War in the use of various armaments and the site's 4.5in guns were often heard across the city.

The gunnery range closed in the 1980s, at which point it became an Admiralty Research Establishment concerned with Civil Marine radar. QinetiQ purchased the site in 2001, before subsequently closing the site permanently in 2006.

In 2005 QinetiQ was granted conditional consent for the provision of 131 units across three residential

towers. The consent was dependent on agreeing infrastructure costs and maintenance of sea defences, something which was never achieved, and so the application was subsequently withdrawn in 2011. Sadly, since the site has been derelict, it has become a target for persistent anti-social behaviour.

In late 2017, National Regional Property Group became the developers for the site when it was purchased from QinetiQ and have been working on proposals to present to the public, to develop the site for residential use.

National Regional Property Group is passionate about preserving not only the key historic buildings, but also the Royal Naval heritage of the site.

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The site



The Fraser Range site, in Eastney, is in the far south-east of Portsea Island and comprises approximately 11.4 acres.

The site is bordered to the north-west by a Site of Importance for Nature Conservation (SINC), to the north by Fort Cumberland (which is a Scheduled Ancient Monument), to the east by The Solent, to the south by Eastney Beach and to the west by the Southsea Leisure Park.

It is a complex site with several constraints. It also represents a fantastic opportunity to regenerate a derelict site with a development of exceptional quality, allowing public access around the island and to Langstone Harbour for the first time in memory. The sea defences, which are integral to the development, will protect the site, Fort Cumberland, and crucially, other homes on the Eastney peninsula.

The first wooden and earthwork Fort Cumberland was originally partly within the site, and as such a large area in the centre and east of the site is protected by Scheduled Monument status and cannot have any further development in it. Fort Cumberland and Eastney Beach are also both SINCs.

The views from Fort Cumberland to the Solent Forts also need to be protected and along the beach there are a series of listed World War II era concrete "tank traps", which while falling outside of this application do need to be considered as part of it. The site is also close the Solent European Maritime Sites.

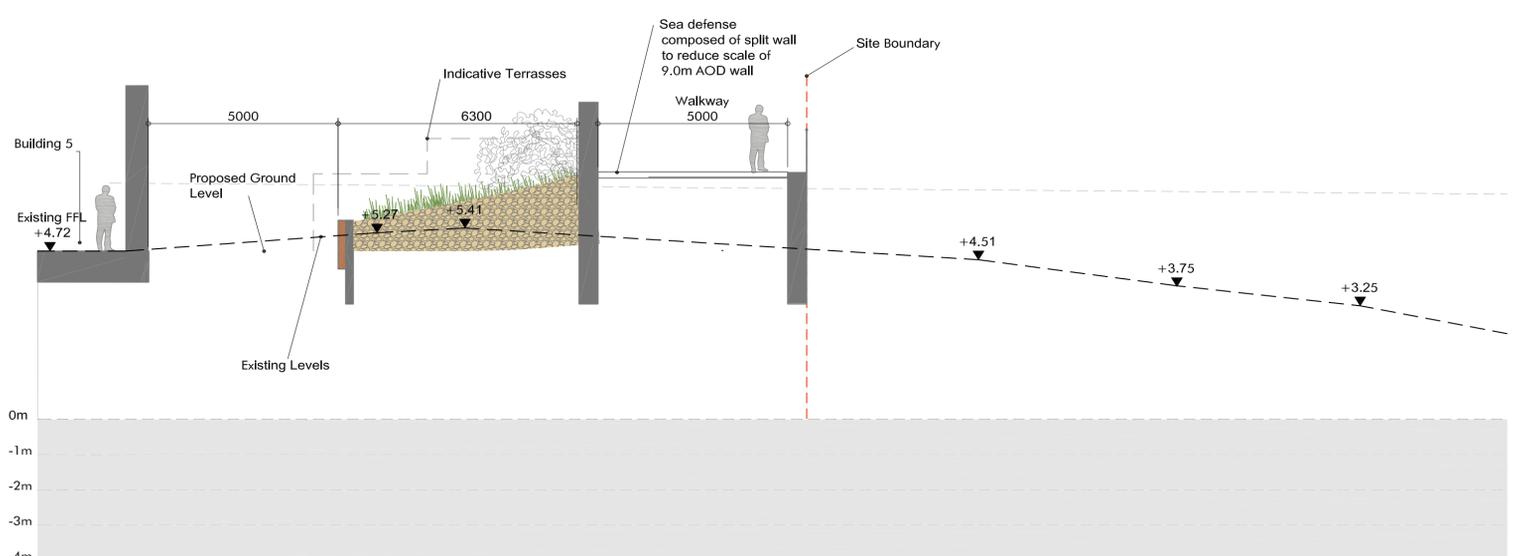
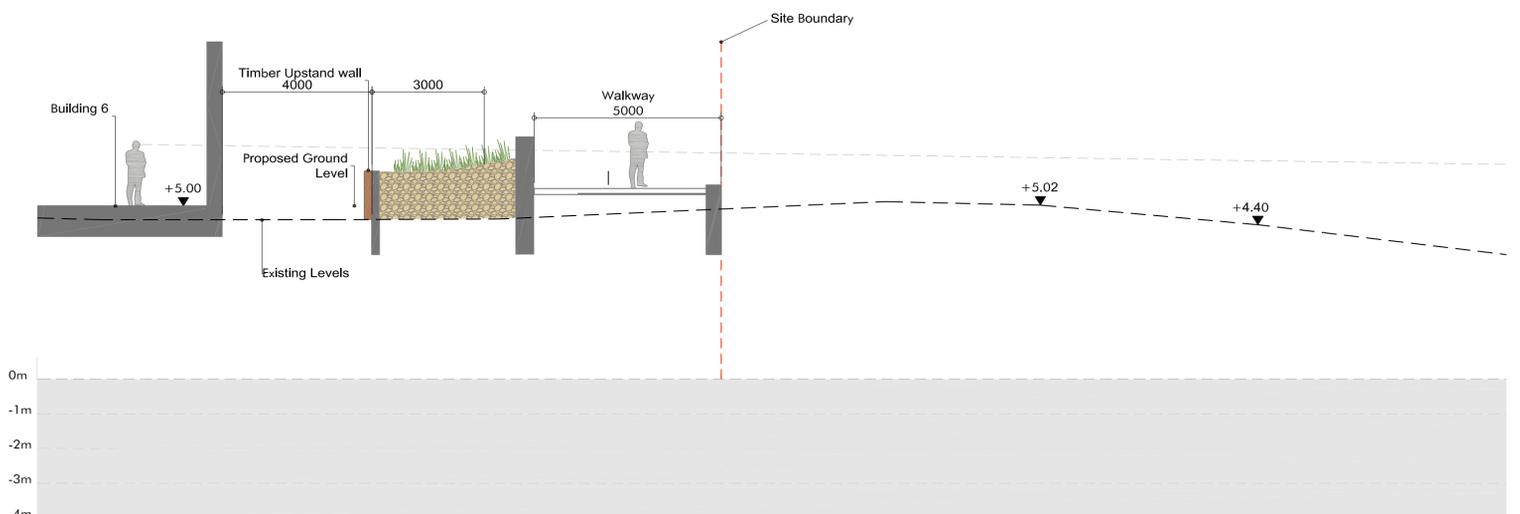
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Sea Defences



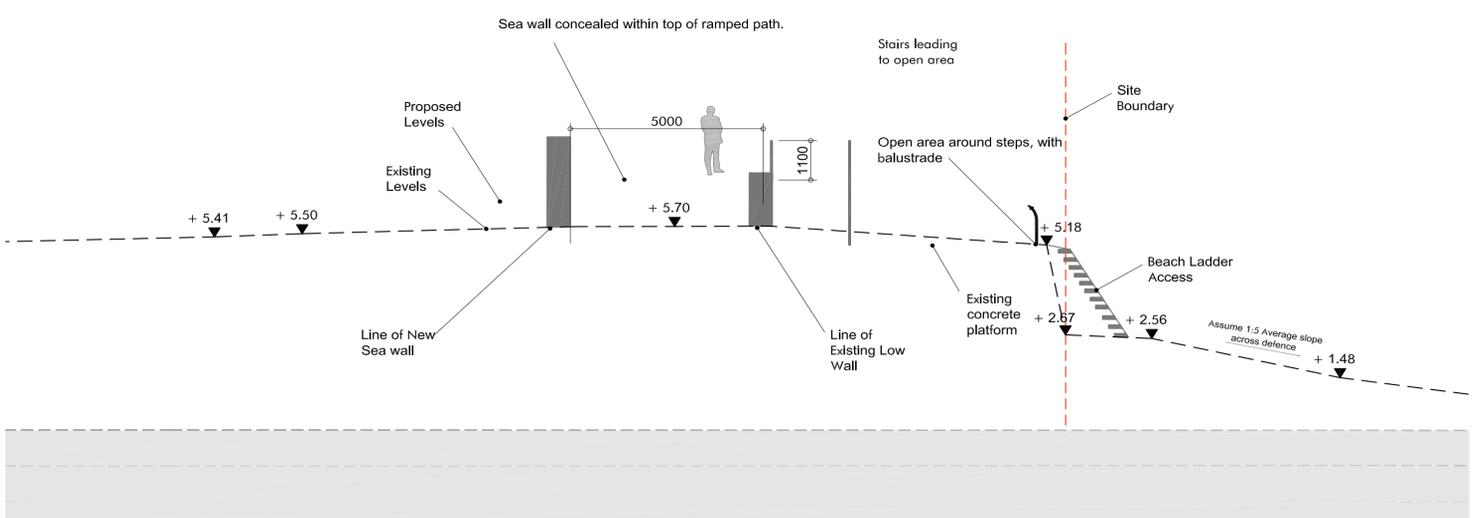
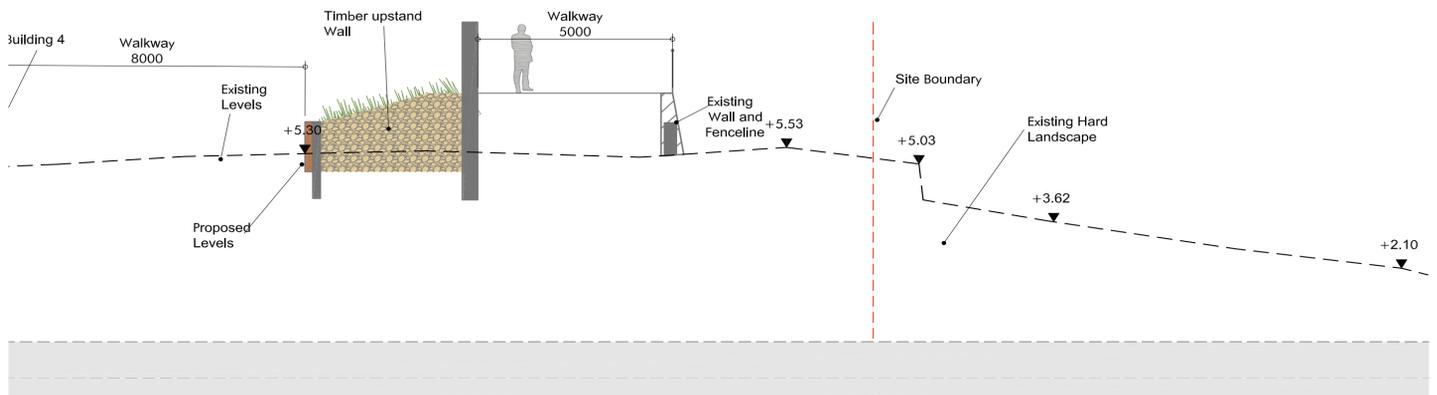
To develop this site and to ensure the ongoing protection of the existing buildings, new homes, Fort Cumberland and rest of the Eastney peninsula – in line with the Eastern Solent Coastal Partnership's ongoing plans to protect Southsea's

coast – it is vital that we put in place substantial coastal defences.

Our engineers have analysed the wave data close to the site, which has allowed us to consider the site in three elements: the west, centre and the east of the site. The wave patterns are complex due to the surrounding geography, harbour and ongoing beach erosion. In simple terms, it is relatively calm in the west of the site and becomes more severe along the east of the site, where there is less beach.

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Sea Defences continued



To ensure that we propose and build a coastal defence scheme which is a long-term sustainable solution, we will design it to allow for sea levels predicted in the year 2120. We then design a scheme which could defend

against a storm that is severe enough to happen once in 200 years.

For the central and eastern elements, we will be maintaining the existing coastal wall whilst providing additional climate change protection, with defences integrated within the landscaping of the site.

We are also considering the use of a rock revetment in the western third of the site, which would be hidden beneath the beach.

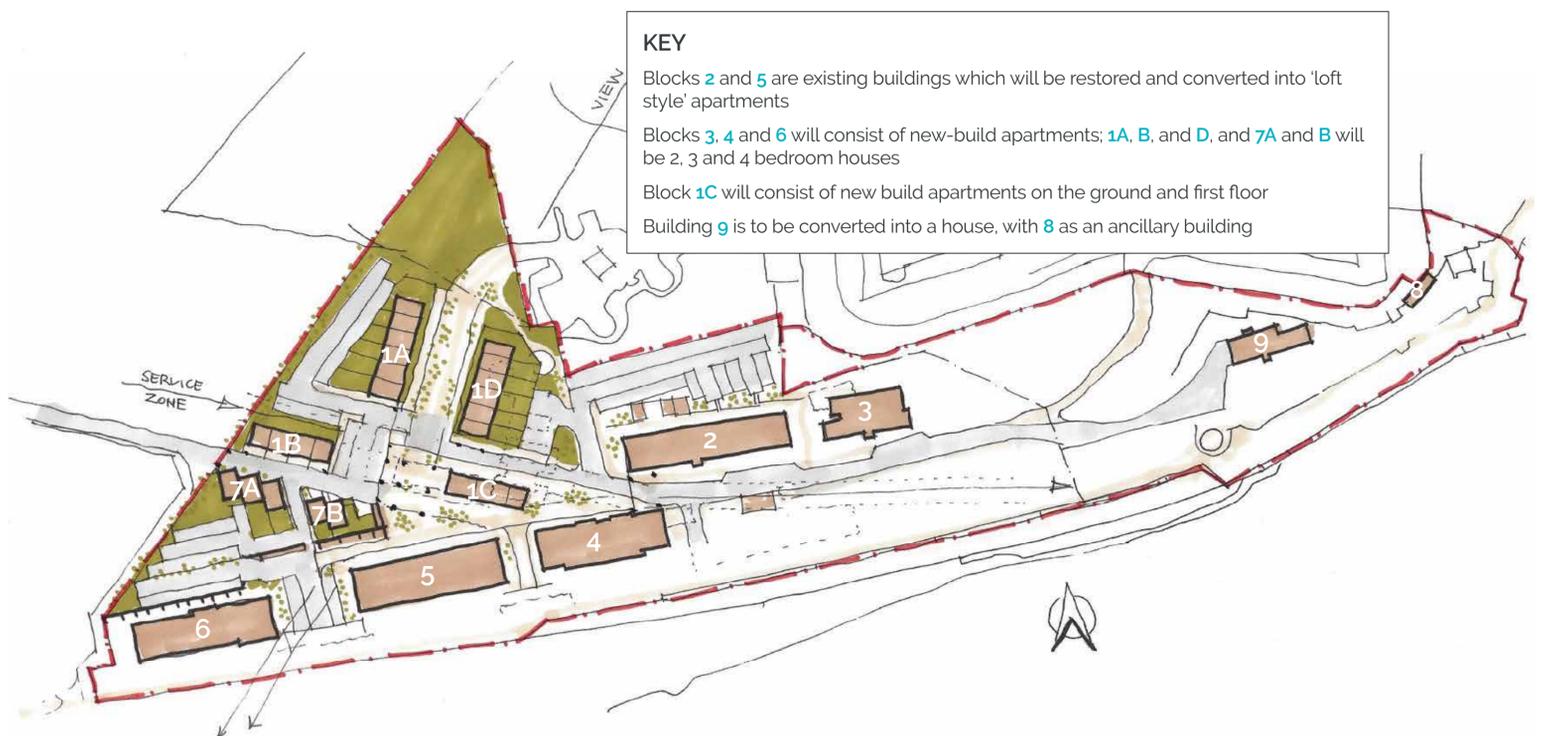
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Proposals



We are proposing a high-quality residential development, which responds to the immediate surroundings as well as its distinct history.

There will be significant landscaped areas across the site, and a footpath will go along the front of the development, allowing the public access around to the east of Portsea Island and north to Langstone Harbour.

Three of the existing buildings will be retained and converted to apartments, with the remaining poor-quality buildings being demolished. The other homes will be provided by a series of new apartment buildings, in keeping with the existing buildings

on the site, as well as a number of houses.

There will be a range of one to four-bedroom homes across the site, with 49 homes in the converted buildings and 81 homes in new buildings – 130 in total. We will be providing approximately 200 parking spaces on the site, along with 268 cycle spaces. There will also be ecological features built into the fabric of the buildings, where appropriate.

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Design of the homes



Our proposals seek to renovate and convert the two larger buildings on the seafront into 'loft style' apartments, along with the conversion of a smaller building into a private residence.

Alongside this, we are proposing to create three further apartment blocks and some separate homes.

The proposed new buildings will be of a form and design which reflect the military history of Fraser Range and its historical association with the adjacent Fort Cumberland. The arrangement of new buildings will allow the development more visual permeability when viewed from the Fort, and new sympathetic design elements include strong pedestrian links with the Fort itself.

All of the homes will enjoy fully glazed frontages maximising views and a sea front adapted to produce a modern but appropriate design for its historic setting. This will create a contemporary waterfront destination

and a coastal walk which will adjoin the Southern Water facility to the east, allowing the local community improved access to the Eastney Waterfront.

Months of design work and in-depth discussions with the city's Conservation Department have led to these proposals. We are proposing a combination of high-quality contemporary window frames, facing brickwork in a mixture of colours and finishes incorporating those currently on site, and contrasting high-level cladding. This provides an attractive development which will help meet the city's strategic delivery of homes. Where appropriate, we will be adding ecological features into the fabric of the buildings.

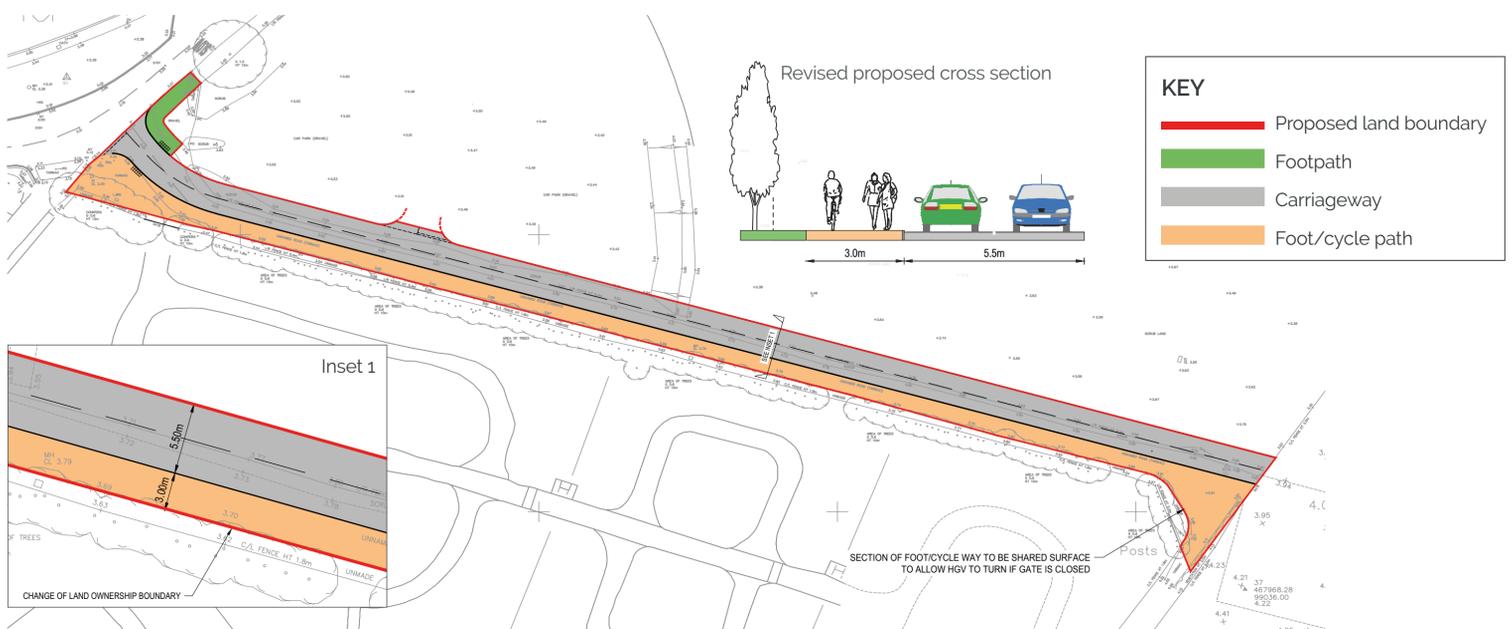
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Highways and access



Site Access

To cater for the needs of the development the existing access road would be widened to accommodate two-way widths. In addition to this there would be a 3.0m shared foot/cycle way from the junction with Fort Cumberland Road into the site. Where the site access road joins Fort Cumberland Road, the existing junction will be retained, although the access into the informal parking areas will be closed and relocated along the improved site access road.

Predicted vehicle movements

The following table summarises the predicted vehicle trip generation for 150 homes for the morning peak hour, afternoon peak hour and daily periods. The development is for 130 homes, and as such this is above what would take place.

	Arrivals	Departures	Two-way
AM Peak (8-9)	25	58	83
PM Peak (5-6)	56	31	87
Daily application	372	394	766

Impact to local network

We have undertaken an assessment on the potential impact of this development on the local highway network. The site would have historically generated some traffic associated with the previous employment.

This assessment shows that where change in peak hour flow is greater than 10%, these were quiet residential roads that currently have low vehicle movements. The remaining junctions resulted in increases of less than 4% meaning the Fraser Range development has no material impact on the local highway.

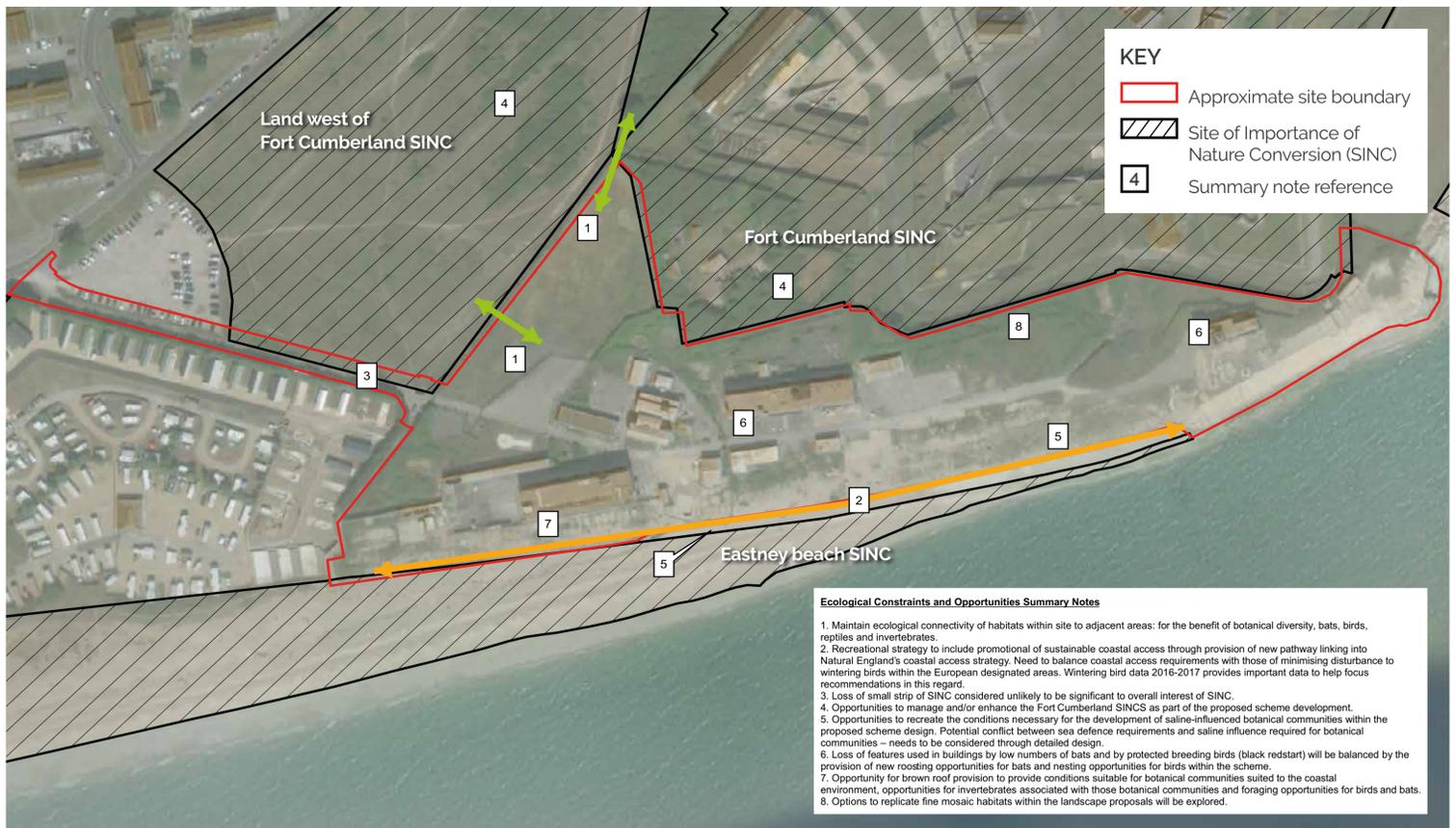
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Ecology



The site is close to several designated areas of nature conservation interest.

These are mainly designated for their marine and intertidal habitats and the species associated with them; notably wintering birds.

Surveys have also identified that the site supports common lizard, breeding birds including Black redstart, roosting bats (common pipistrelle), notable vegetation communities and notable invertebrate species.

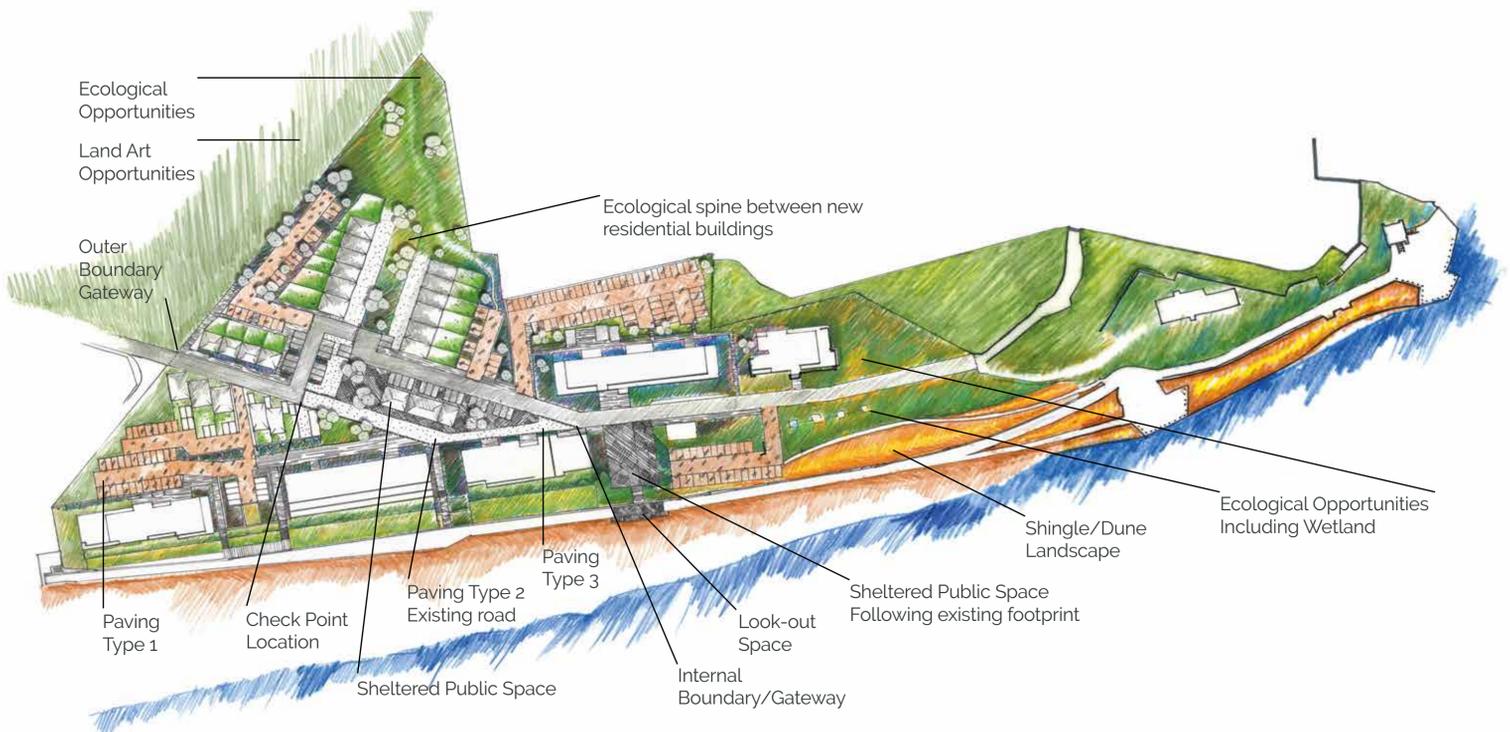
The site does not support wintering bird activity associated with the designated sites itself. Our surveys have identified intertidal habitats nearby (Lock Lake and Milton Lake) that are used by wintering birds. In addition, Brent geese have also been recorded at high tide on the grass to the north of Fort Cumberland.

These identified ecological features are ongoing considerations for the emerging scheme design and construction programme. The impacts upon designated areas, habitats and species because of the development will be explored in full within the Environmental Statement, including both direct and indirect effects.

Working with the other specialists within the design team, avoidance, mitigation and compensation measures will be identified. This way significant residual ecological effects can be avoided and measures to improve the environment for various species will be identified.

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Landscaping



The landscaping of Fraser Range is integral to producing an outstanding development which suits its environment, respects its heritage and incorporates the coastal defences.

A key benefit from the development of the site would be the opening of a coastal path linking the western footpath to the south eastern corner of the Eastney peninsula and north to Langstone Harbour.

The walkway would sit alongside the sea wall, giving walkers easy access to the beach. The landscape architects are working closely with our ecologists to ensure that we preserve and introduce carefully protected habitats. These will include a mosaic of habitat types suited to the coastal environment, with the aim

of providing connectivity between the designated areas around the site and, where possible, to secure biodiversity gains.

In the centre of the site there will be a semi-natural landscape, with a shingle bank, which protects the view from Fort Cumberland to the Solent Forts. Towards the east of the development, where the old artillery testing was carried out, there will be a viewing platform, which offers views out to the Solent and to Fort Cumberland.

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Feedback



Many thanks for taking the time to attend our exhibition today.

Your views are important to us and we would appreciate it if you could take the time to let us know what you think, so that they can be taken into consideration as we finalise the application.

You can make your views known in the following ways:

- Complete one of our feedback forms and leave it with us today
- Email info@fraserrange.co.uk
- In writing to "Freepost CONSULTATION REPLY"
- By calling us on 0800 689 5209

Over the coming weeks we will review the feedback we receive, in advance of submitting our final plans to Portsmouth City Council, alongside a summary of the comments made by local residents

and other key individuals and organisations.

The deadline for comment is **Tuesday 20th February.**

Next Steps

The timings below are only indicative at this stage:

February to March	Consultation and reviewing feedback
March to April	Submit planning application
July to August	Application determined by Portsmouth City Council
Late 2018	Start on site and developing in phases, with completion expected in 2022

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