

# Welcome



Welcome to our public information event for a high-quality retirement living complex at 587 Upper Newtownards Road in Belfast.

We are seeking your feedback on these outline proposals. Your feedback is important to us and will help to inform how the proposal develops.

## Who is Summerhill Retirement Developments Ltd?

Summerhill Retirement Developments Ltd is an investment-backed venture established to explore development opportunities in Northern Ireland. This outline planning application represents the entity's first expression of interest in the NI market. Summerhill is led by a team that has decades of experience in later living residential and healthcare development.

Summerhill's interest in the site, which is currently occupied by the Stormont Hotel (owned and operated by Hastings Hotels Group), is to submit an outline planning application. An outline planning application is being undertaken as part of a speculative due diligence procedure to understand the site's feasibility and long-term investment potential for retirement and healthcare uses.

## What is the purpose of this event?

The purpose of the event is to share our proposals as part of a formal pre-application community consultation process, prior to submission of an outline planning application to Belfast City Council at the end of the year.

## Feedback

We want to hear from you and welcome your views on the proposal. We will use your feedback to shape our proposal and inform the future planning application. All comments and feedback will be summarised and responded to in a Pre-application Community Consultation Report. This will be submitted alongside the planning application.

## Next steps

We are committed to engaging with members of the East Belfast community, and are now concluding a period of pre-application community consultation on the proposals.

The feedback we receive will shape our proposals prior to submission of an outline planning application in autumn 2022.



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# Turley



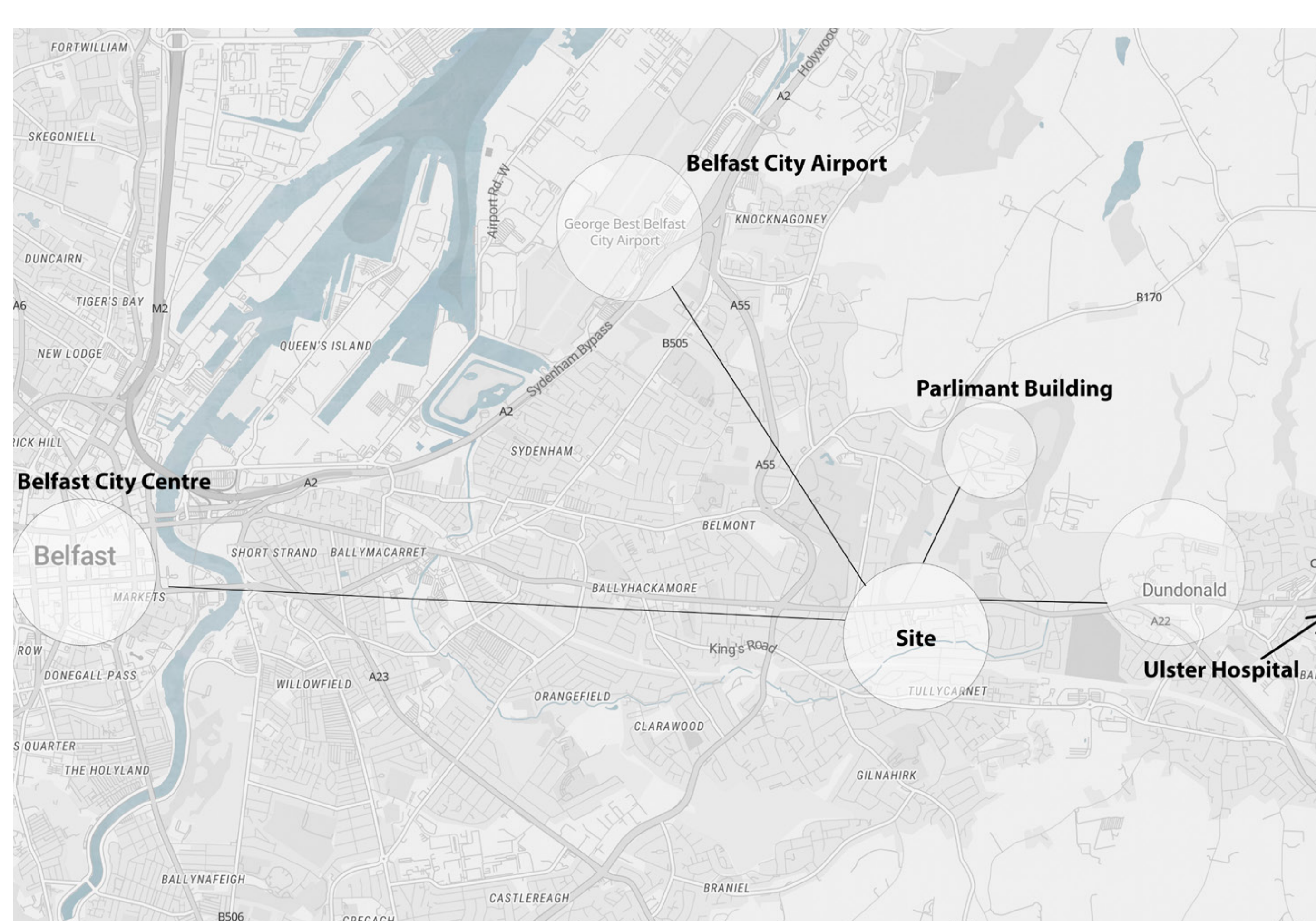
# The Site



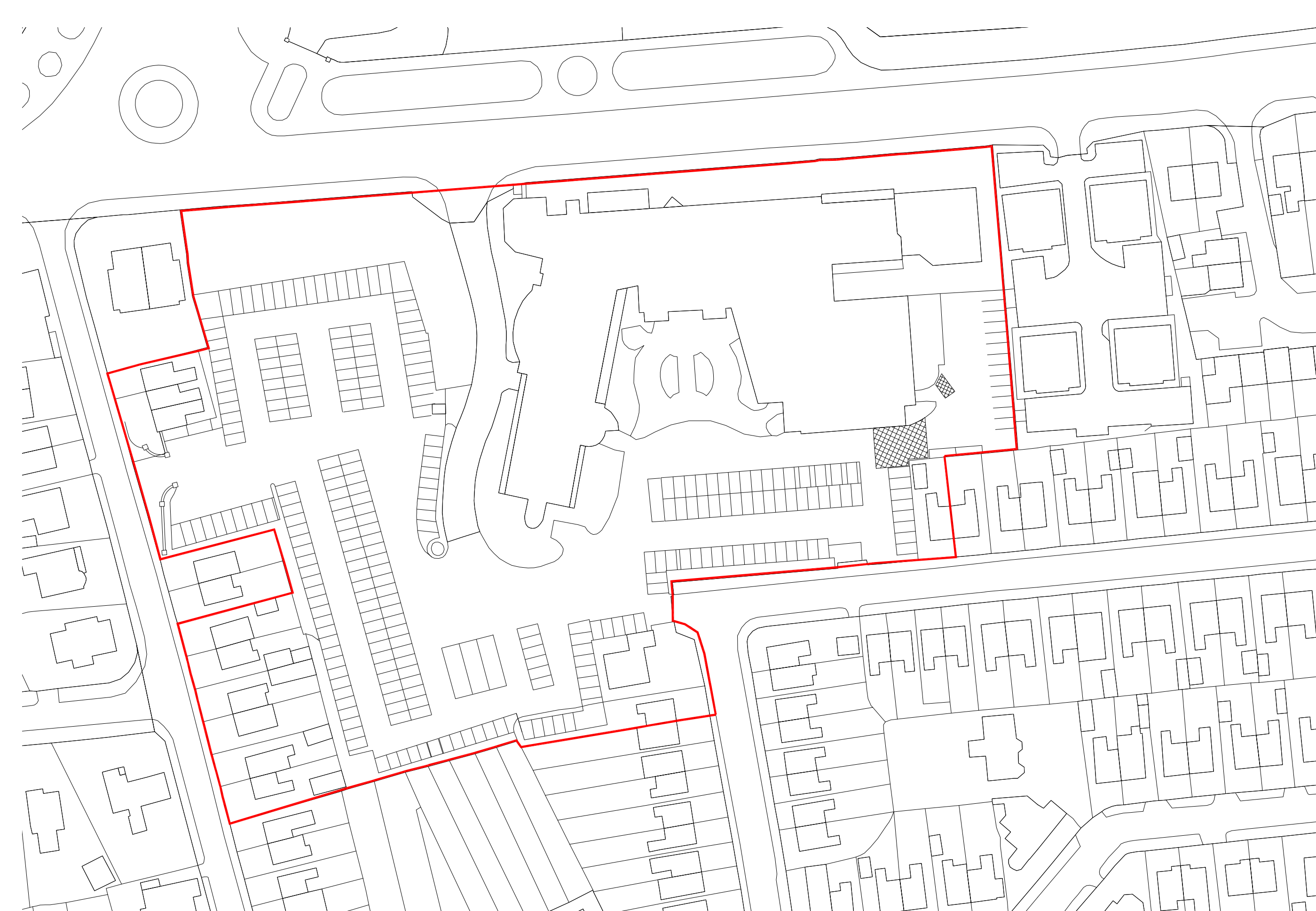
The proposed development site is located on lands at 587 Upper Newtownards Road in East Belfast. The site is currently occupied by the Stormont Hotel and a number of residential properties under the ownership of Hastings Hotels Group.

The existing complex of units on the site sits on 4.6 acres/1.86 ha of land. The Stormont Hotel itself comprises 105 bedrooms with two restaurants, wedding, meeting, and conference facilities.

The Stormont Hotel fronts onto the Upper Newtownards Road, with the hotel's vehicular access from the road dropping some 8 metres to its main car park below.



Site location in context with Belfast City Centre



Site location Plan

## Planning Context

As this is a speculative planning exercise being undertaken on third party lands, there is no immediate impact on the operations of the hotel or any existing or incoming accommodation bookings.

Subject to the grant of outlining planning permission and the applicant's decision to pursue the scheme each component of the outline proposals would be subject to individual reserved matters applications with anticipated development expected to commence thereafter.

## Employment

In the event that the development does come forward, it is anticipated that similar job profiles will be required to allow the care home and medical facilities to function. Additionally, specialised staff will be required to facilitate the specialist roles need throughout the medical facilities on site. This would provide an additional source of highly-skilled employment in East Belfast.

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# The Proposals

The current proposals set out two clear and distinct layout options for the site at 537 Upper Newtownards Road. We have outlined the key aspects of each option in these boards.

The independent and assisted living offer is accommodated in a group of new buildings sitting within part of the existing main car park area on the site.

The proposed residential development element of the scheme is in keeping with the residential character of the surrounding Upper Newtownards Road neighbourhood.

The homes will be complimented by soft landscaping to complement the surrounding area and enhance the serenity of the community.



Conceptual illustrations of Independent and Assisted Living Accommodation

We are seeking outline planning permission for the development of a new retirement living complex located at lands at 587 Upper Newtownards Road, Belfast.

The complex will comprise:

- new standalone buildings to provide independent living / “over 55’s” apartments, and assisted living apartments;
- the conversion and change of use of the existing hotel accommodation to provide a high quality care home; and
- the conversion and extension of the existing conference facility to provide medical and healthcare related facilities.

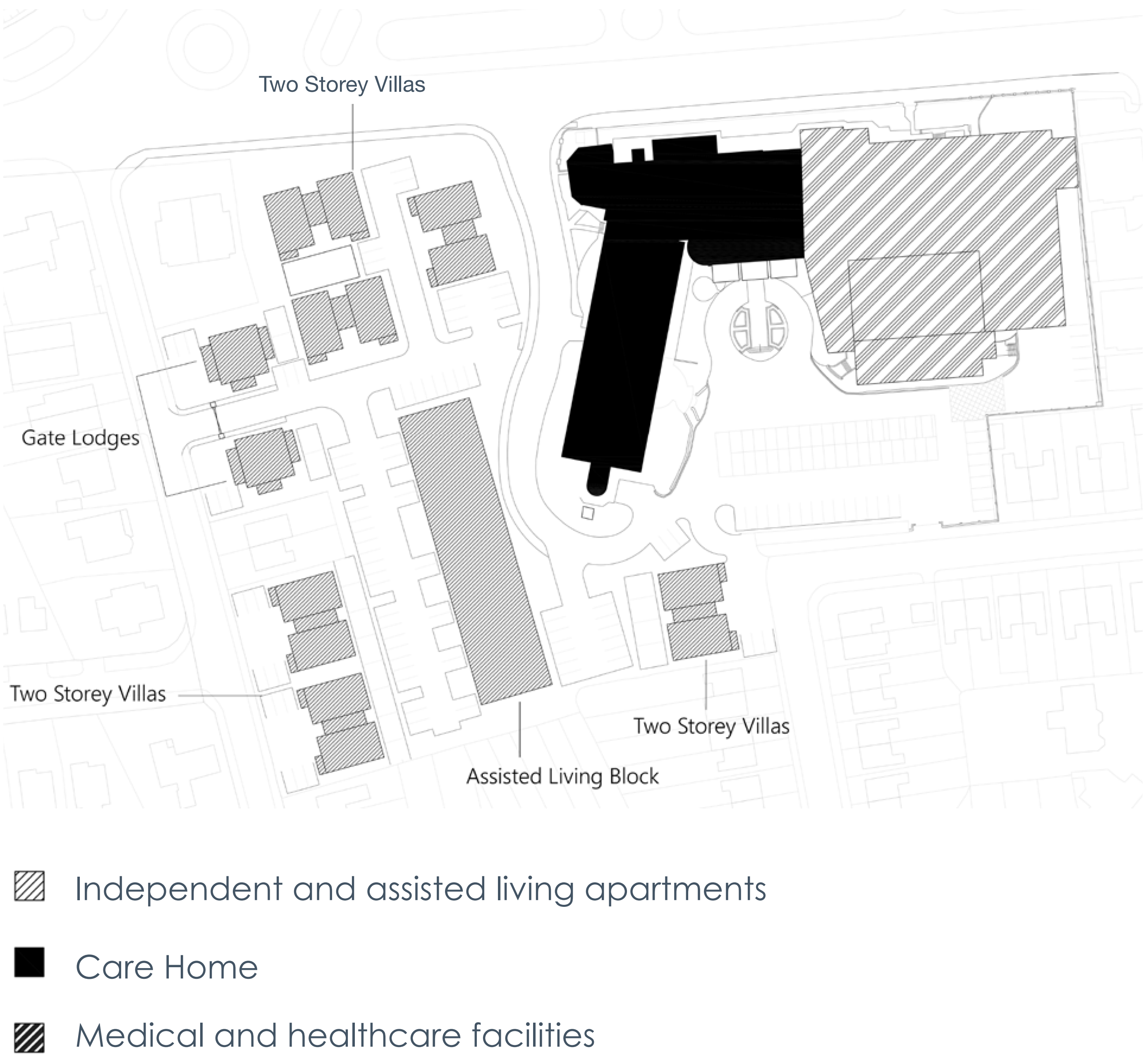
The underpinning vision of the proposals is to create a shared site that provides the over 55’s population in East Belfast, and beyond, accommodation, health and medical services within an existing neighbourhood context.

The independent/assisted living component is aimed at the ‘downsizer’ and over 55 years old market. This will be a specialist housing product designed to meet the needs of an aging population, set in an attractive and accessible location, whilst respecting the context of the immediate area. The homes will be complimented by soft landscaping to complement the surrounding area and protect the residential amenity of the surrounding community. The proposal envisages a number of internal and external amenity spaces for future residents.

The care home will also seek to provide residents with access to facilities including dining facilities, communal facilities such as day rooms, salon, spa, home cinema and library.

The provision of a new associated healthcare and medical facilities could deliver a range of services, research or treatment such as a dental practice, physiotherapy, occupational therapy etc.) The scale of facilities and services provision is yet to be determined and will be subject to input from medical care specialists and operators, and would be subject to further planning approval.

Site Layout Plan



Site layout of development categories



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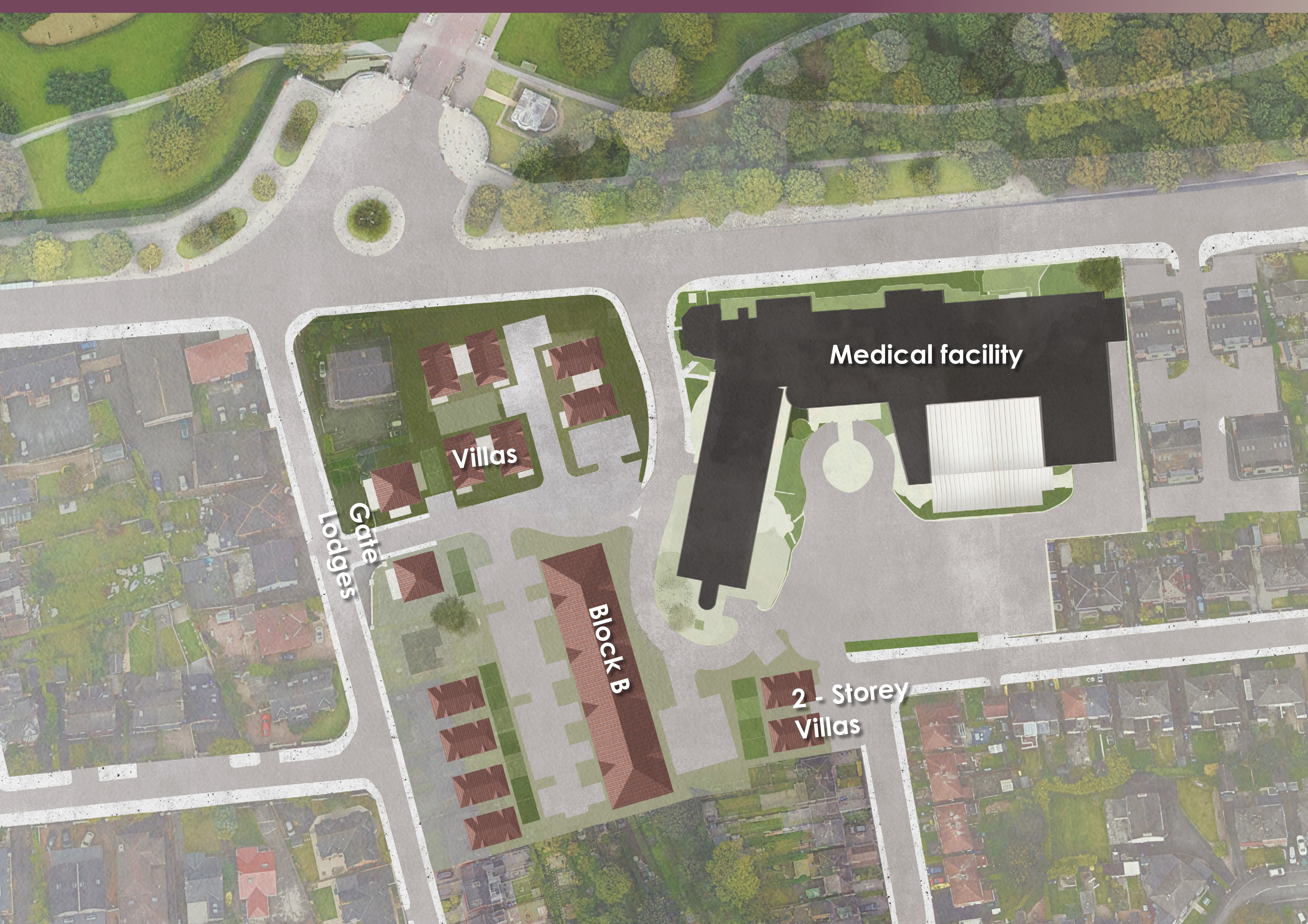
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# Independent and Assisted Living - Option One



Option 1 Site Plan of Independent and Assisted Living Accommodation

## Independent Living

The independent living component, aimed at the 'downsizer' and over 55 years old markets may comprise c.40 apartments, 36 units located in a four-storey pavilion featuring two bed apartments set either side of a shared stair and/or lift.

The independent living offer may include:

- 2 no. two-storey Gate Lodges comprising 4 no. two bedroom apartments
- 3 no. two-storey Villas comprising 6 no. two bedroom ground floor apartments and 6 no. two bedroom first floor apartments
- 3 no. four-storey accommodation blocks comprising 24 no. two bedroom apartments, 6 no. two bedroom ground floor apartments, and 18 no. two bedroom upper floor apartments

## Assisted Living Accommodation

Meanwhile the assisted living homes may include 37 no. apartments delivered in a mix two and three apartments with shared accommodation, hosted within a five-storey block.

The proposed mix of apartment types may include:

- 29 no. two-bedroom apartments
- 8 no. three-bedroom apartments



Artists sketch of the proposed development

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# Independent and Assisted Living - Option Two



Option 2 Site Plan of Independent and Assisted Living Accommodation

## Independent Living

The independent living offer may include:

- 2 no. two-storey Gate Lodges comprising of 2 no. two-bed apartments on the ground floor and first floor.
- 3 no. 2 storey Villas comprising of 6 no. two-bedroom apartments (ground floor) with 6 no. two-bed apartments (first floor).

## Assisted Living Accommodation

Additionally, the proposed mix for option two within the Assisted Living Accommodation Offering is comprised of:

- 1 no. five-storey 'L' shaped block (Block A) with:
  - 10 one bed apartments
  - 3 two-bed apartments
  - 17 two-bed apartments
  - 6 three-bed apartments
- 1 no. five-storey liner block (Block B) with:
  - 9 two-bed apartments
  - 20 two-bed apartments
  - 8 three-bed apartments



Artists impression of the communal courtyard within the independent living block

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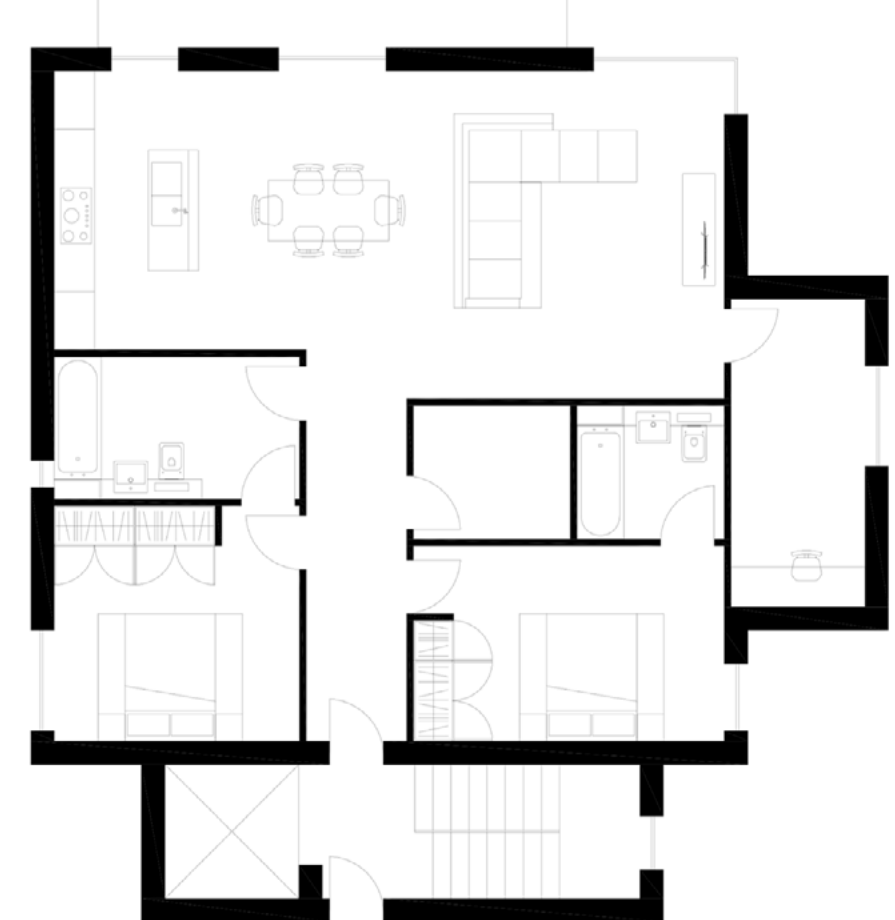


# Independent and Assisted Living



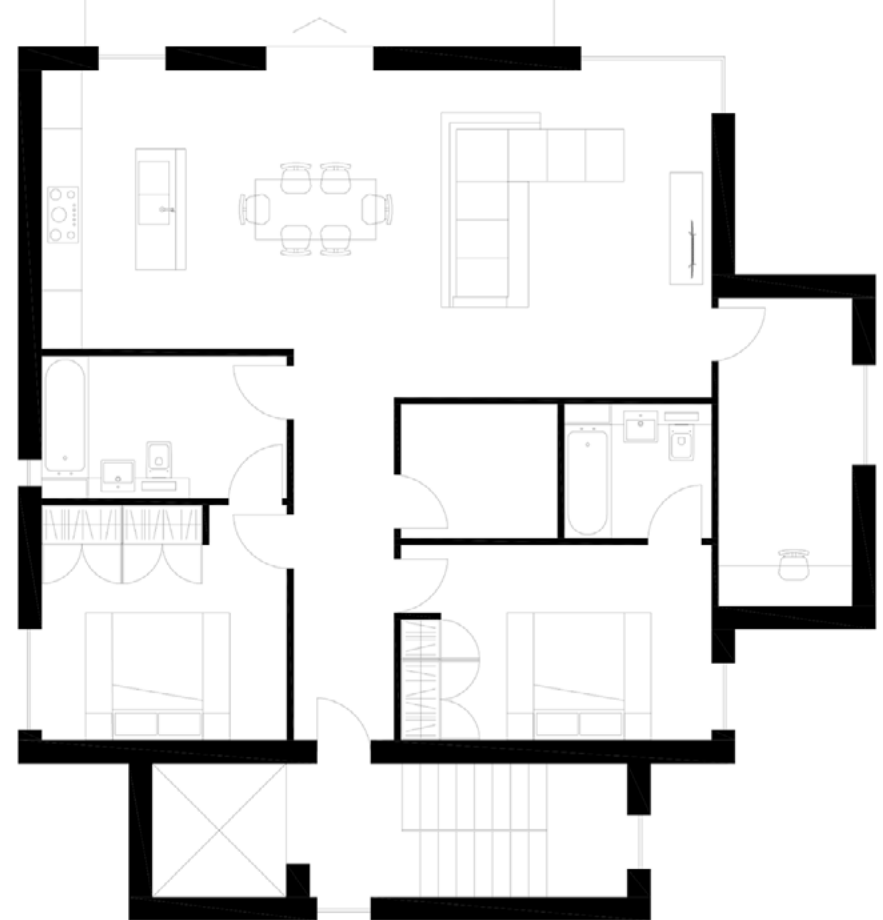
The floor plans below provide an indicative layout of the proposed independent living apartments. Both options have been provided to allow you to view and comment on both potential layouts and floorplans:

## Floorplan Option 1:



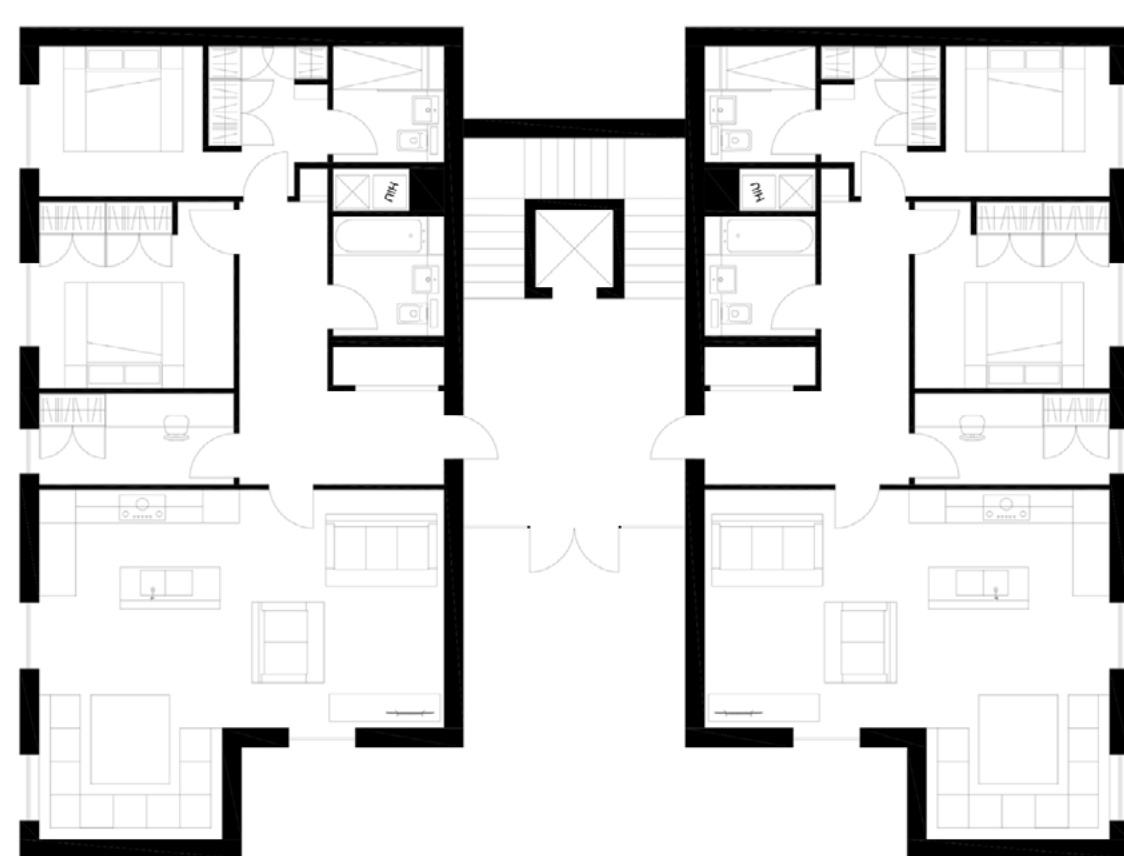
GATE LODGE GROUND FLOOR

N/A 109.2m<sup>2</sup>/1175.4 Sqft



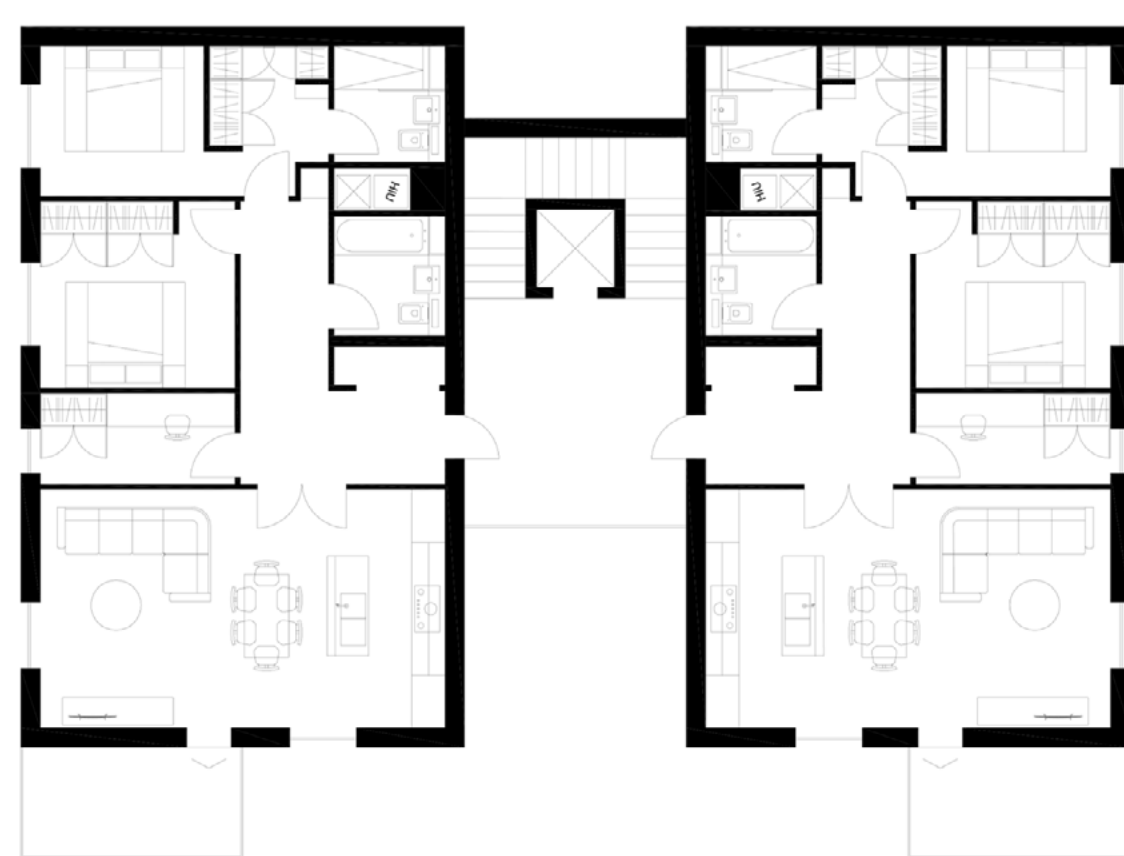
GATE LODGE FIRST FLOOR

N/A 109.2m<sup>2</sup>/1175.4 Sqft



4 STOREY VILLA GROUND FLOOR

N/A 96m<sup>2</sup>/1033.3 Sqft

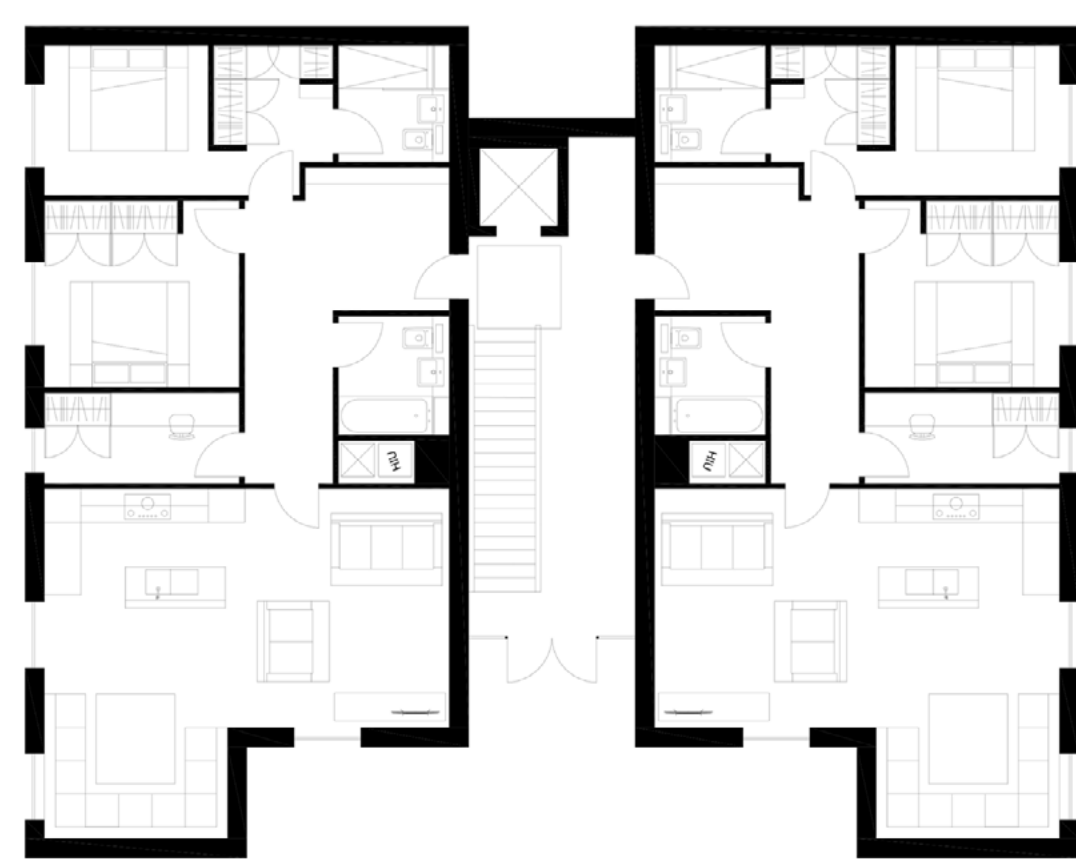


4 STOREY VILLA FIRST FLOOR

N/A 89.7m<sup>2</sup>/965.55sqft

Independent Living Options

Independent Living Options



2 STOREY VILLA GROUND FLOOR

N/A 96m<sup>2</sup>/1033.3 Sqft



2 STOREY VILLA FIRST FLOOR

N/A 89.7m<sup>2</sup>/965.55sqft

Independent Living Options

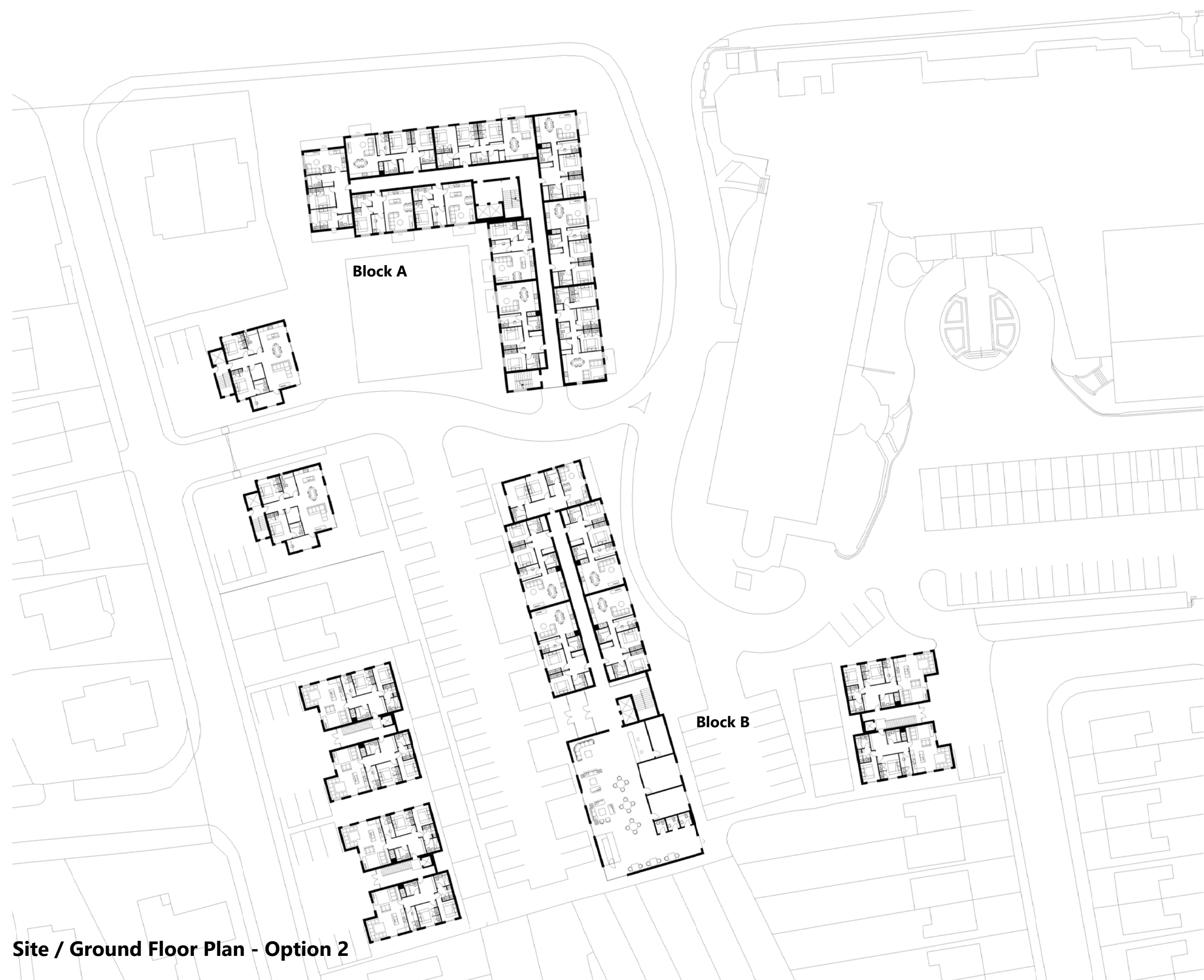
Assisted Living Options



ASSISTED LIVING GROUND FLOOR



## Floorplan & Layout Option 2:



Site / Ground Floor Plan - Option 2



Block A - Typical Upper Floor Plan

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# A High-Quality Care Home



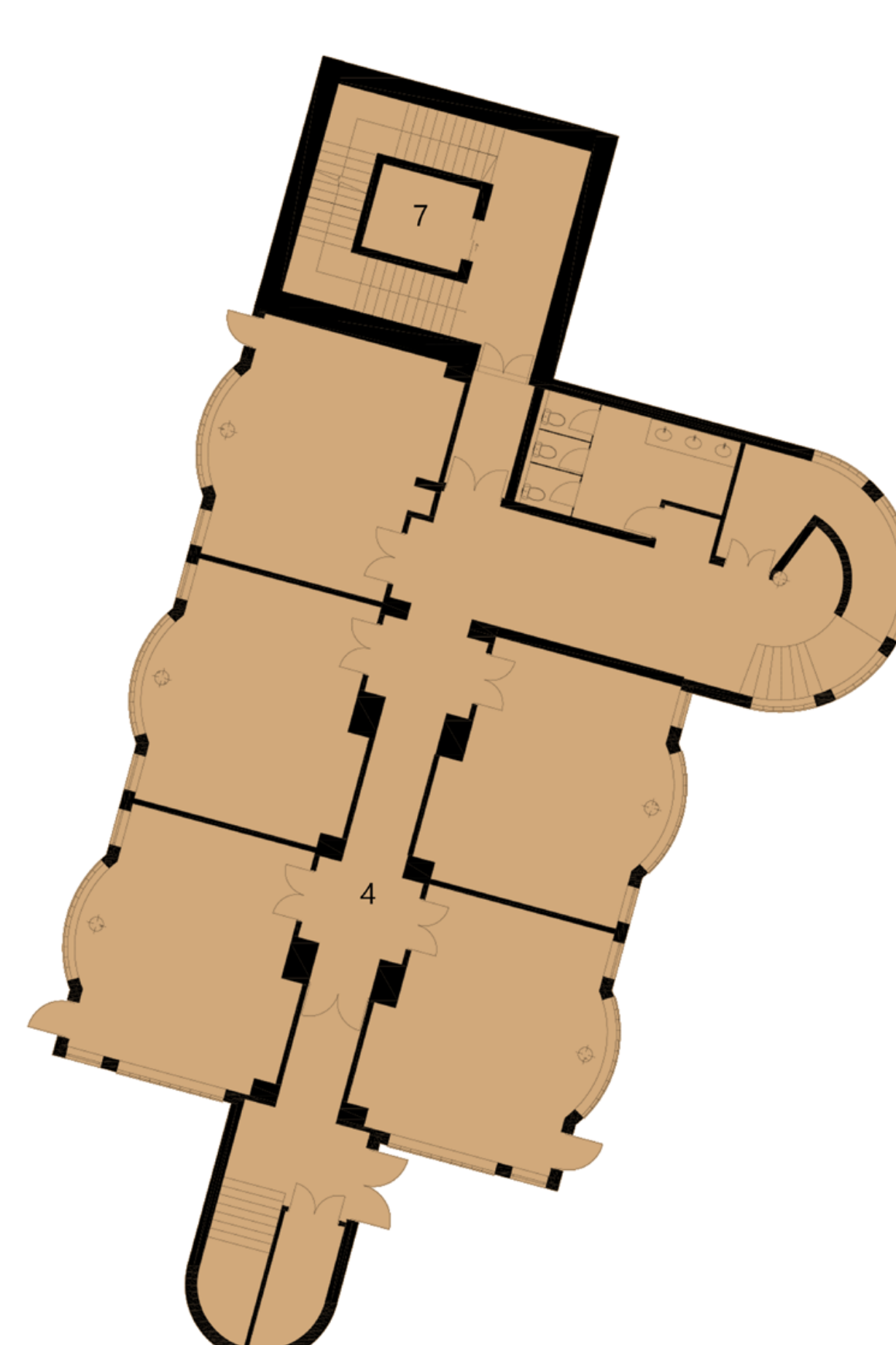
The proposals would seek to convert the existing Stormont Hotel accommodation to a high quality care home. The care home facilities will include bedrooms complete with support accommodation facilities (stores, disabled WCs, assisted bathrooms, sluice rooms).

The care home will also seek to provide residents with access to facilities including dining facilities, communal facilities such as day rooms, salon, spa home cinema and library.

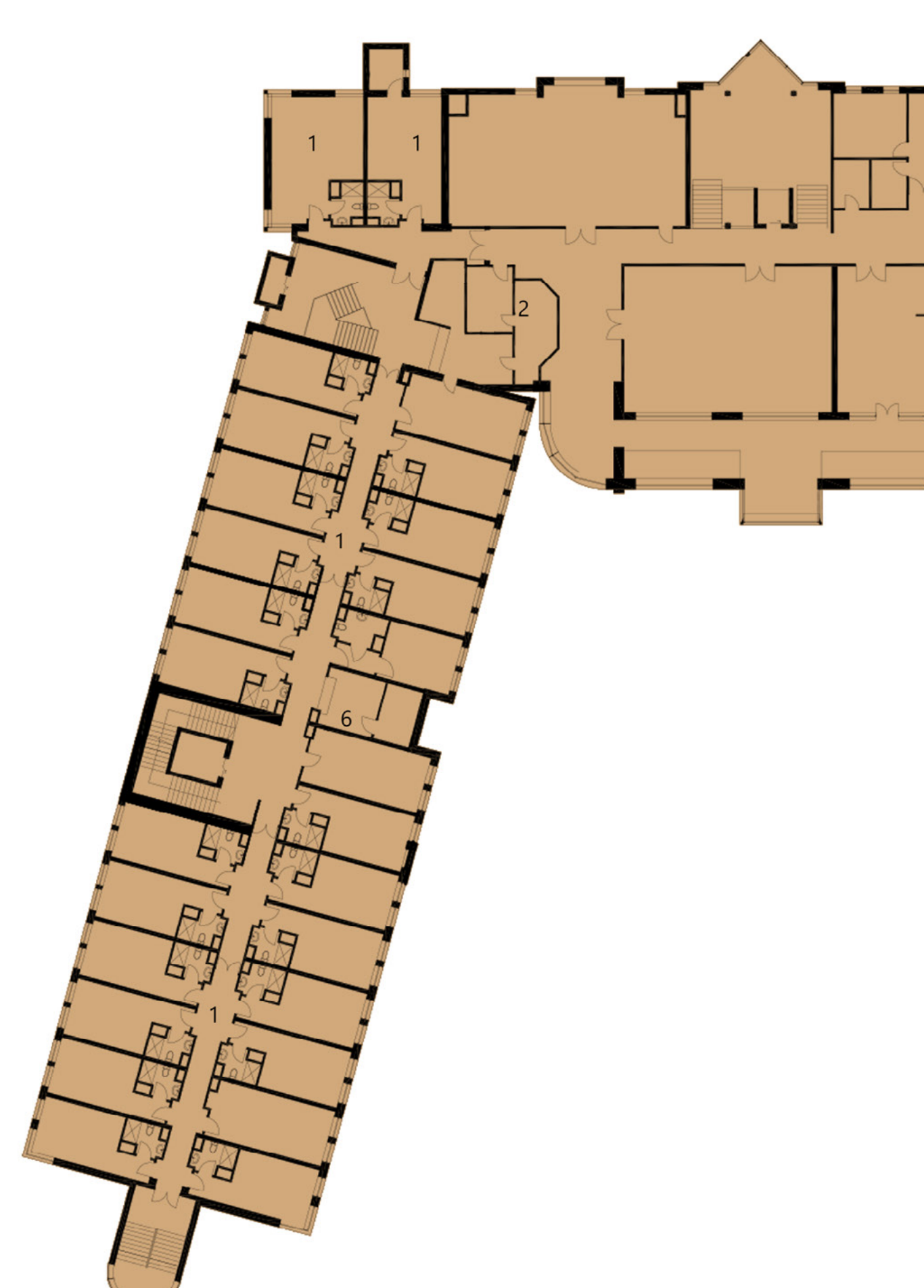
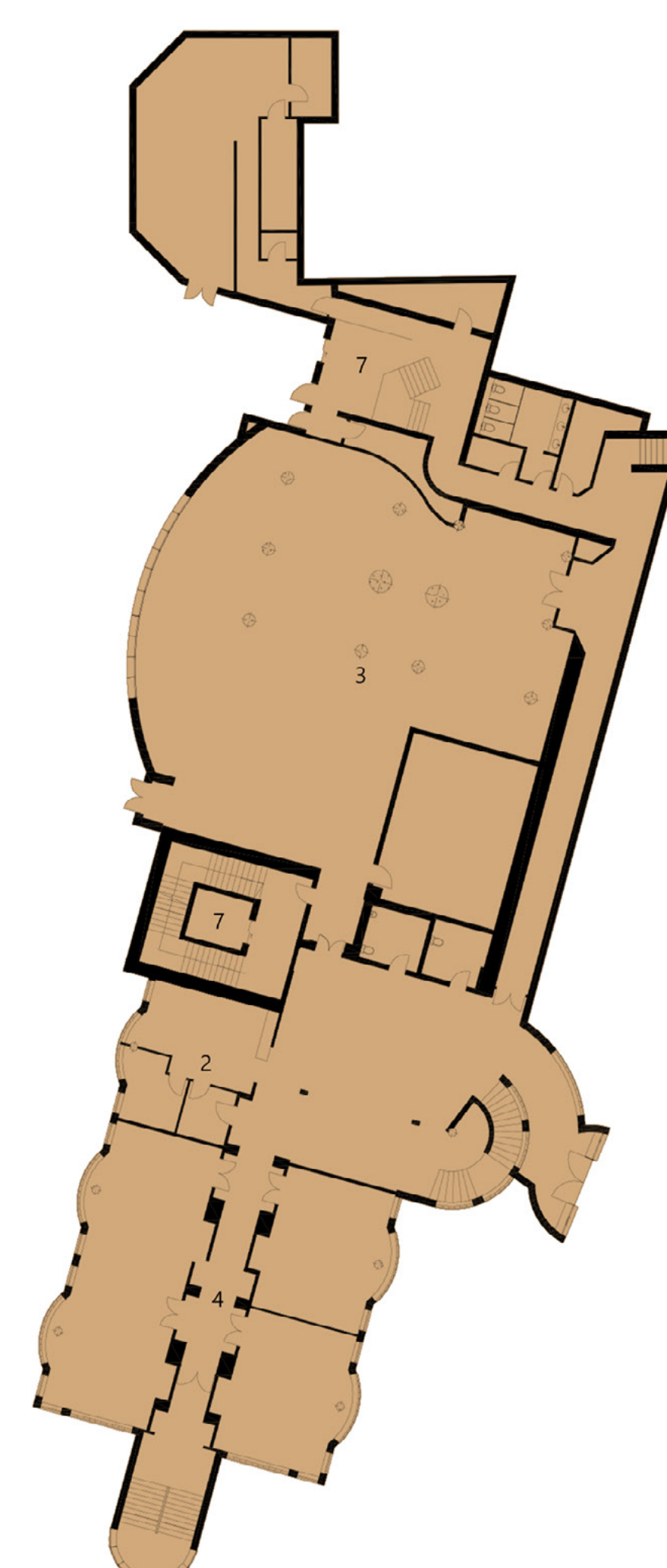
The provision of a centrally located accommodation stair and lift has also been proposed within the bedroom area of the care home to improve general accessibility for residents to the levels below and above.



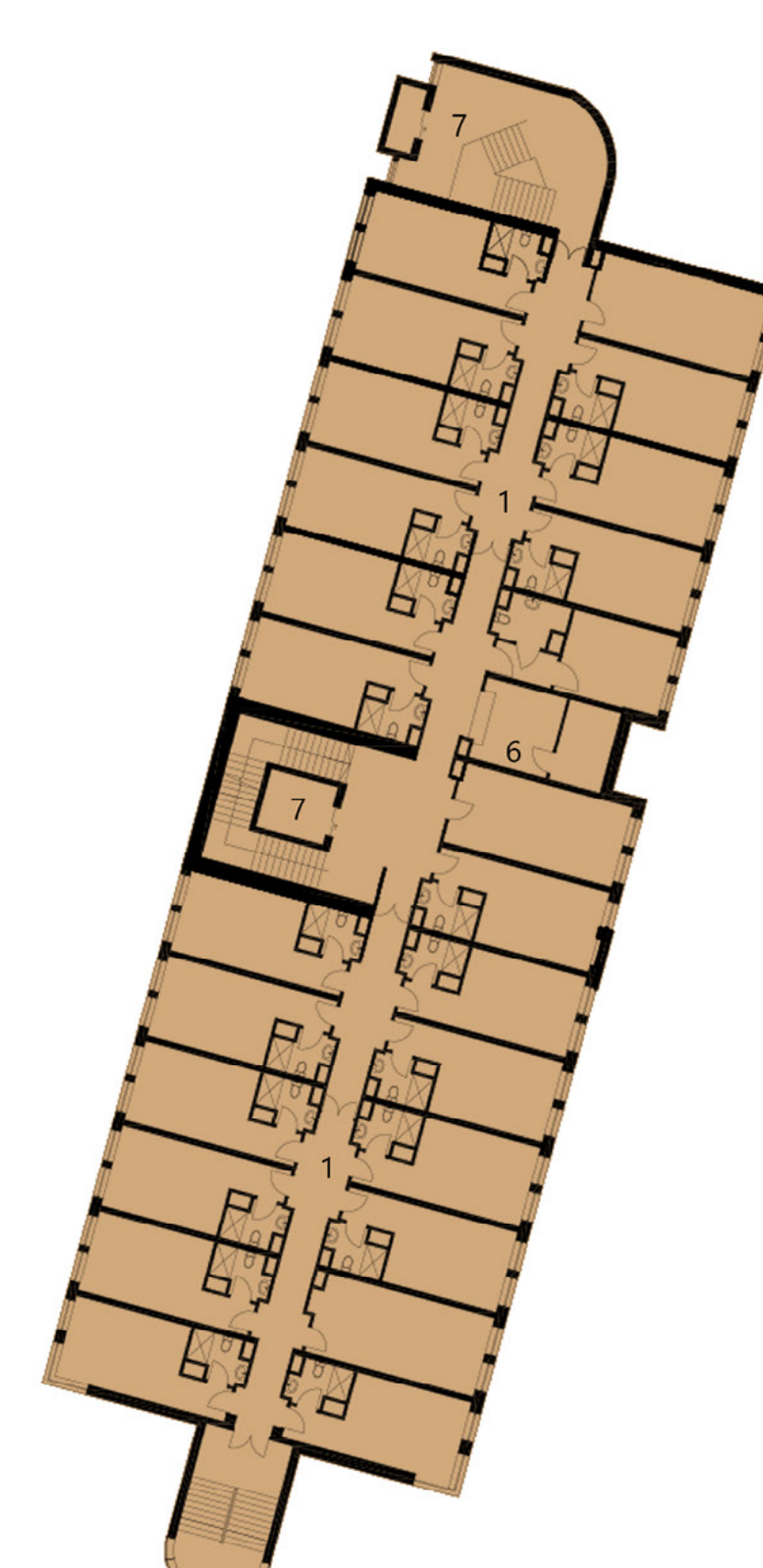
Example images of the proposed care home rooms



LEVEL -01



LEVEL 01



LEVEL 02

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# Medical and Healthcare Facilities



The outline planning proposals include the provision of a new associated healthcare and medical facilities on the site that could deliver a range of services, research or treatment such as a dental practice, physiotherapy, occupational therapy etc.

The scale of facilities and services provision is yet to be determined and will be subject to input from medical care specialists and operators, and subject to further detailed (full) planning approval.

The proposed healthcare facility would be entered through the existing entrance to the ballroom complex of the Stormont Hotel, which would become a reception area and accommodate outpatients' facilities.

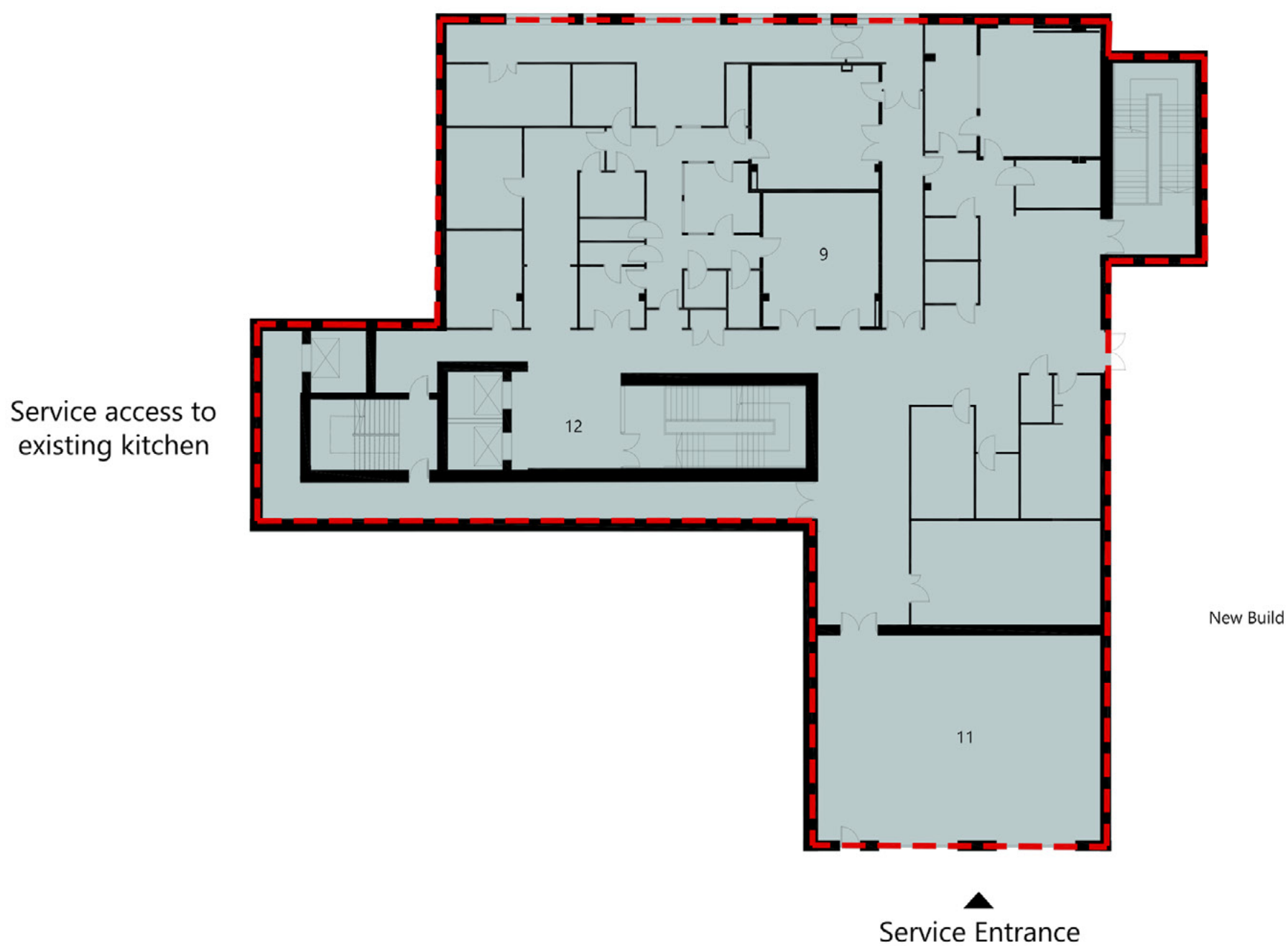
The below floor plans provide an overview of conceptual layouts for the healthcare and medical facilities provision.



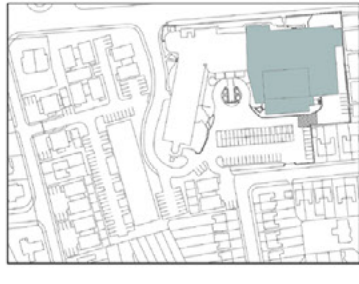
Example visuals for the proposed medical facility



- 1 Single En-suite bedrooms
- 2 Outpatient Reception
- 3 Inpatient Reception
- 4 Consultation Rooms
- 5 Waiting
- 6 Surgery Preparation
- 7 Surgery Theatre
- 8 Post Surgery Ward
- 9 Imaging Dept.
- 10 Kitchens
- 11 Delivery and Service Area
- 12 Stairs and Lift Core



LEVEL 01



- 1 Single En-suite bedrooms
- 2 Outpatient Reception
- 3 Inpatient Reception
- 4 Consultation Rooms
- 5 Waiting
- 6 Surgery Preparation
- 7 Surgery Theatre
- 8 Post Surgery Ward
- 9 Imaging Dept.
- 10 Kitchens
- 11 Delivery and Service Area
- 12 Stairs and Lift Core



GROUND LEVEL 00

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# Benefits & Issues



## Access

The primary access into the retirement living development will be via the existing Hotel access from Upper Newtownards Road. There will be no through access between Upper Newtownards Road and Castlevue Road. Access to the independent living and assisted living accommodation would be from Castlevue Road.

## Parking

Parking will be provided to meet appropriate requirements for each element of the development. Spaces will be assigned to the independent and assisted living accommodation and allocated to the care home for visitors, staff parking and emergency vehicle access. Car parking provision for those with mobility impairments will be considered within the design. Opportunities for potential Electric Vehicle parking/ charging points will also be assessed.

Additional spaces will also be made available for patients, visitors and staff of the medical facility.

## Traffic

An overall Transport Assessment will be conducted to support the application of the proposed mix of uses within this outline plan. Subsequently Transport Assessments will be undertaken for each reserved matters application to project trip generation for each component of the retirement living development.

The proposed development is situated in a highly sustainable location with a strong access to a range of alternative modes of transport. The site benefits from excellent pedestrian infrastructure with a full integrated network of footways.

The site is well-served primarily by bus services and benefits from close proximity to a Belfast Metro bus stop and a nearby Glider halt located within a 5-minute walk of the proposed site. Glider services operate at a high frequency of 7-minute intervals at peak times.

## Next Steps

The outline planning application is being undertaken as part of a speculative due diligence procedure to understand the site's feasibility and long-term investment potential for retirement and healthcare uses. All existing accommodation and event bookings remain unaffected.

Securing outline planning permission will, however, inform Summerhill's future investment decisions on the proposed site, and further detailed (full) planning permission will be required from Belfast City Council before any development could be brought forward.

## Current Employment

The Hastings Hotel Group continues to operate the Stormont Hotel as a successful hotel and conference venue and currently has no plans to close the Stormont Hotel. As this is a speculative planning exercise being undertaken by a third party, there is no impact on the staff retention of the Stormont Hotel.

## Maintaining Employment

At present the site employee c. 75 (as part of the Stormont Hotel). In the event of full-planning permission being granted by Belfast City Council, it is expected a similar level of jobs, with similar employment profiles will be required within the care home and assisted living proposed.

## Specialised Jobs

In addition, the care home and proposed healthcare and medical facilities will create new employment for specialised and highly trained staff required to manage and operate these new facilities on site. This would provide an additional source of highly-skilled employment in East Belfast, as well as new opportunities for healthcare professionals and business seeking to locate within the later living complex.

## Construction and Apprenticeships

Through the construction and development programme Summerhill Developments Ltd will seek to work with local contractors during any future construction on the site, and will seek to ensure opportunities for associated trade apprenticeships.

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