



Redevelopment of the
Former
**St JAMES
HOSPITAL**
Portsmouth

The St James Hospital buildings have served Portsmouth well for a century but they are no longer fit for NHS use. Our proposal to convert the buildings to residential use would preserve their history and character and help the city meet its housing targets. After extensive consultation PJ Livesey is proposing to convert the listed buildings to create 151 new homes and build 58 new properties while opening up the site to everyone with increased walking and cycling routes.

Maintaining and securing the St James site currently **costs the NHS £1.6m every year**, money that could instead fund:



64 Qualified nurses



188 Hip replacements



40 Heart transplants



Portsmouth City Council allocated the site in the Local Plan for a range of uses including **residential**.

The PJ Livesey Group was selected for its **expertise in converting large listed buildings** and for the **high quality of new homes** that are uniquely designed to reflect each individual site.



Portsmouth City Council is **failing to meet its housing delivery targets**. In addition to **54 new homes** converting the listed buildings would create **151 unique properties** – it would take 35 acres to provide this many new homes elsewhere in the city.

The historical buildings would be saved and enhanced for future generations with features like the original airing courts and shelters restored and celebrated.



St James Chapel would be retained. We are supportive of a community use if a viable long-term occupant can be found. This would have to take into account dedicated car parking that could impact other plans such as the play-ground. Historic England favour conversion to residential to best preserve the building.



58 new build homes are being proposed (reduced from 84 originally). These would sit sensitively within the grounds, predominantly to the west and north of the site. The **frontage of the main hospital building will remain free from development** and allow new views of the principal elevation.

129 new trees would be planted, **2.25ha of amenity grassland**, **1.55ha of wildflower meadows**, **new pathways laid** and a **dedicated cycle path** routed through the site, along with 477 cycle parking spaces.

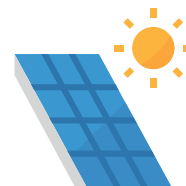
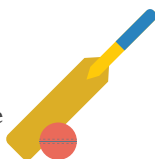


£3m The proposed development will bring approximately **£3 million of planning contributions** through a Section 106 Legal Agreement.

Original development plans published by the NHS, Homes England and University of Portsmouth outlined up to 190 new build homes on the site. We proposed a more sustainable 84 which has now been reduced to 58 restricting our ability to provide affordable housing.



The **Cricket pitch and pavilion would be retained** and given for the first time on a long lease allowing the club to apply for funding from sports bodies. The Clubhouse could be **available for community uses**.



All new build homes will include **solar panels and energy efficiency measures** well beyond the City Council's policy are proposed, in addition to **electric vehicle charging points**.



Conversion is complex and unpredictable. To meet the costs on projects like this **new build homes are needed** to enable the development to go ahead.

No other viable alternative is available for St James Hospital. This has been demonstrated by openly marketing the site.





SUPPORT A VIABLE FUTURE FOR ST JAMES

The PJ Livesey Group is passionate about saving Britain's built heritage and we believe our plans for St James provide the best way to secure the future of this wonderful site.

Public consultation is ongoing and we would love to hear your views

www.pjlivesey-group.co.uk/st-james-hospital-portsmouth/

The full planning application can be found by searching for 'St James Hospital' on the Portsmouth City Council Planning Search page.