

Planning Application for the retention of an external heat exchange (condenser) for the cellar cooling system at The Queens Hotel 143 Queens Road Gosport

Planning Statement

The Queens Hotels was built at the end of the 1890's, the ground floor pub has been extensively altered over the years, the most recent major work was in 1979 after the pub had been closed in 1977. The bar was moved, and a fireplace added, at this time the internal entrance to the cellar was also relocated.

Beer is a food item and has to be kept refrigerated, cask ale should be stored at around 12 degrees centigrade, most cellars are not able to maintain the temperature with additional specialist cellar cooling systems.

When we took over the running of the pub element of The Queens Hotel in December 2022 after the entire building was sold in August 2022, the pub is a designated community asset and must remain a pub



The existing cellar cooling system did not work, it was not possible to repair or replace the existing in the same location, the condenser for the existing system was in a very small cavity within the old (unused) double front door. This was deemed both a health and fire hazard plus would not allow sufficient airflow for the unit to work correctly.

Our new system required the external condenser to be placed outside, we did look at the front door step (the old unused double doors) but decided against this, even though this would have been the furthest from neighbours residential houses, instead we option to pay extra for a super quiet system and site it outside the unused entrance to the old "Bottle and Jug" part of the pub, this door could never be reused as the interior cellar hatch is located immediate inside the door





The new external condenser is 654mm high by 855mm wide and a depth of 328mm, it operates at 29dB which for reference is considered to be quieter than a whispered conversation.

In the spring we plan to cover the unit with a trellis measuring no more than 800mm high and 1000mm wide which will be planted to hide the unit, at the moment there is bench with potted plants in front of it



The cellar cooling system is essential to the running of the pub and in keeping the beer in a food safe condition.