



South West Bypass - the Final Link Agreed

The South West RDA and Gloucestershire County Council have brokered a funding deal to ensure that the vital final stages of the Gloucester South West Bypass will be completed by 2007.

The strategic importance of this road, its impact on the city's transportation network and its regeneration consequences, cannot be over-emphasised.

When complete, a new dual carriageway will enable all traffic on the M5 to cross the River Severn and enter Wales without passing through the city's traffic system. It will free up the southern approach to the city and enable Gloucester-based distribution businesses to access major road and motorway networks, including the M5, M50, M4 and the A40, with ease.

Called the Netheridge Section, the new road will link the Cole Avenue Junction (leading to Waterwells Business Park, the Quedgeley Urban Village and on to J12 of the M5), via a new bridge over the Canal, to the new Hempstead / Castle Meads section and onwards to the A40, Wales and the West Midlands.

Bristol Road / Southgate Street / Commercial Road and the Quay will be relieved of existing through traffic, much of it HGVs, stimulating a whole range of environmental upgrades and

regeneration schemes along this important route and in the city centre itself.

SWRDA has pledged up to £1.85m to the project which has enabled Gloucestershire County Council to complete a spectacular and entrepreneurial £43m funding package for the whole bypass, financed mainly by commercial developers.

i More information from the offices of Ian Knight (SWRDA's Head of Operations, Gloucestershire) tel 0117 933 0234 or Peter Bungard, Gloucestershire County Council's Chief Executive) tel. 01452 425000.

New Grandstand for Gloucester Rugby Club

Gloucester RFC has decided to demolish its existing main stand and replace it with a massive 7,500 all-seated, three-tier Grandstand that will occupy the whole of the East flank of the ground, taking Kingsholm's capacity up to 17,500 and making it the largest rugby-only club stadium in England and one of the largest in Europe.

In a phased development, spectator facilities will later be followed by a range of state-of-the-art meeting, training, hospitality and conference facilities, transforming Kingsholm into one of the county's premier commercial centres and making it a year-round business.

The new £8m Grandstand will be ready for the 2005/6 season and information about commercial and business opportunities can be obtained from the Commercial Department, Gloucester Rugby Club.

i Tel 01452 300951 or email sales@gloucesterrugbyclub.com.

The New Inn Refurbishment - ('New' as in 1455!)

Gloucester's wonderfully historic New Inn, which was built around 1455 and is the oldest and most authentic galleried courtyard coaching inn in England, has been refurbished and now offers 33 en-suite city centre bedrooms.

The hotel couldn't be more central and it is a fine addition to Gloucester's accommodation stock. It is ideal for business and leisure visitors who are looking for something authentic and interesting.

In fact, hotels don't come any more authentic than the New Inn, which was originally built by St. Peter's Abbey to accommodate pilgrims to the tomb of Edward II (d 1327), Edward III's son, the Black Prince (d.1376) and a number of lucrative holy relics, including a section of the 'True Cross' set in gold.

This was at about the same time as the Cathedral Tower was completed (1450) but nearly a hundred years before Henry VIII visited Gloucester and promoted the Abbey to Cathedral status in 1541.

Today, the New Inn is owned by the Chapman Hotel Group who also operate two other historic hostelries in the city - the Dick Whittington in Eastgate Street and the Station Hotel, demonstrating that Gloucester's heritage assets can create real commercial value.

i The New Inn is managed by Paul and Janette Parkin who live on the top floor of the New Inn, amazingly, with their six children! They can be contacted on 01452 522177.



URCs beat the field

Research undertaken by English Partnerships and Morley Fund Management has illustrated the benefits of developers and agents working in partnership with Urban Regeneration Companies.

The Economist, in a Special Feature on Urban Regeneration dated April 2nd 2005, reports that 'contrary to expectations' commercial property in urban regeneration areas in Britain achieved annual total returns of 11% between 2000 and 2003, against an average overall market performance of just 9.1%

The report also says that developers and bankers can 'take heart' from these results, which contradict the 'myth' of low returns from regeneration schemes.

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Reminder:

Please use Network News to ensure that your regeneration partners involved in Gloucester Heritage URC are kept up to date with all your developments.

Please send material by email to Philip Cooke - philip@dmuk-ltd.com