

Regeneration News

The Community Newsletter of the Gloucester Heritage Urban Regeneration Company Ltd



Planning for the Future

Many readers of Regeneration News will be aware that following the Government's Comprehensive Spending Review (Oct 2010), the Gloucester Heritage Urban Regeneration Company is to be restructured.

The city regeneration strategy remains in place but budget reductions have forced our core funding partners - the South West of England RDA (SWRDA), the Homes and Communities Agency, Gloucester City Council and Gloucestershire County Council - to either withdraw or dramatically reduce their support for the GHURC as of March 2011.

Major changes are therefore inevitable but we continue to work with the City Council to identify alternative funding sources and to ensure that the regeneration of Gloucester continues.

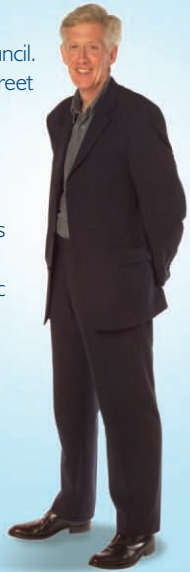
In this respect, Council Leader, Paul James, is urging the Government to transfer ownership of a portfolio of land and property in Gloucester that is

currently in the ownership of SWRDA to the city council. These assets include the Fleece Hotel in Westgate Street and several sites in Gloucester Docks and Blackfriars which SWRDA purchased in recent years to enable the regeneration of the city centre to move ahead.

Meanwhile, we remain positive and continue to focus our energies on the relocation of the Ecclesiastical Insurance Group to Gloucester Docks, the Economic Linkages scheme, the redevelopment of Blackfriars Priory, the construction of the Language Immersion Centre and new proposals for Kings Square and the Railway Triangle.

Chris Oldershaw

Chris Oldershaw
Chief Executive, GHURC



Did you know... that, in the last five years, the Gloucester Heritage Urban Regeneration Company has **attracted approximately £400m** of private sector investment to the city, **created nearly 1,000 new jobs** and **delivered almost 500 new homes**? It's clear that the regeneration of Gloucester is gathering momentum and the city continues to move forward.

The Economic Linkages Project brings new investment to the city

The Economic Linkages Project, which will unify the City Centre, Gloucester Docks and Gloucester Quays, has already attracted nearly £1m of private sector investment to the south of the city.

New shops, hairdressers, offices, residential accommodation and commercial units have sprung up along the route and the New County Hotel has re-opened to much acclaim and the creation of 20 new jobs. Owned by London & Provincial Pub Co Ltd, the fully refurbished New County now offers 39 en-suite bedrooms and stylish bar, restaurant and ballroom facilities which are ideal for city centre weddings, events and conferences.

Shoppers and visitors to the city will soon be able to walk from Gloucester Quays to the Cross in about 10 minutes, enjoying a series of dramatic public art installations and historic buildings along the way.

Further information from www.gloucesterurc.co.uk



Demolition News

1. Gloscat Tower to come down

Linden Homes, the GHURC's development partner for the Greyfriars residential-led scheme, has obtained permission for the demolition of the 1960's former Gloscat College Tower Block and other associated buildings located behind the 1930's frontage. The demolition is due to start in mid February.



The Gloscat Teaching Block

2. Ladybellegate Street eyesores to go

The derelict E&J Printers building and the gloomy BT Repeater Station in Ladybellegate Street are to be demolished in order to accelerate the redevelopment of the Greater Blackfriars area and the creation of a new cultural quarter for the city.



E&J Printers

'Finishing the Job' - Revised Gloucester Docks Masterplan

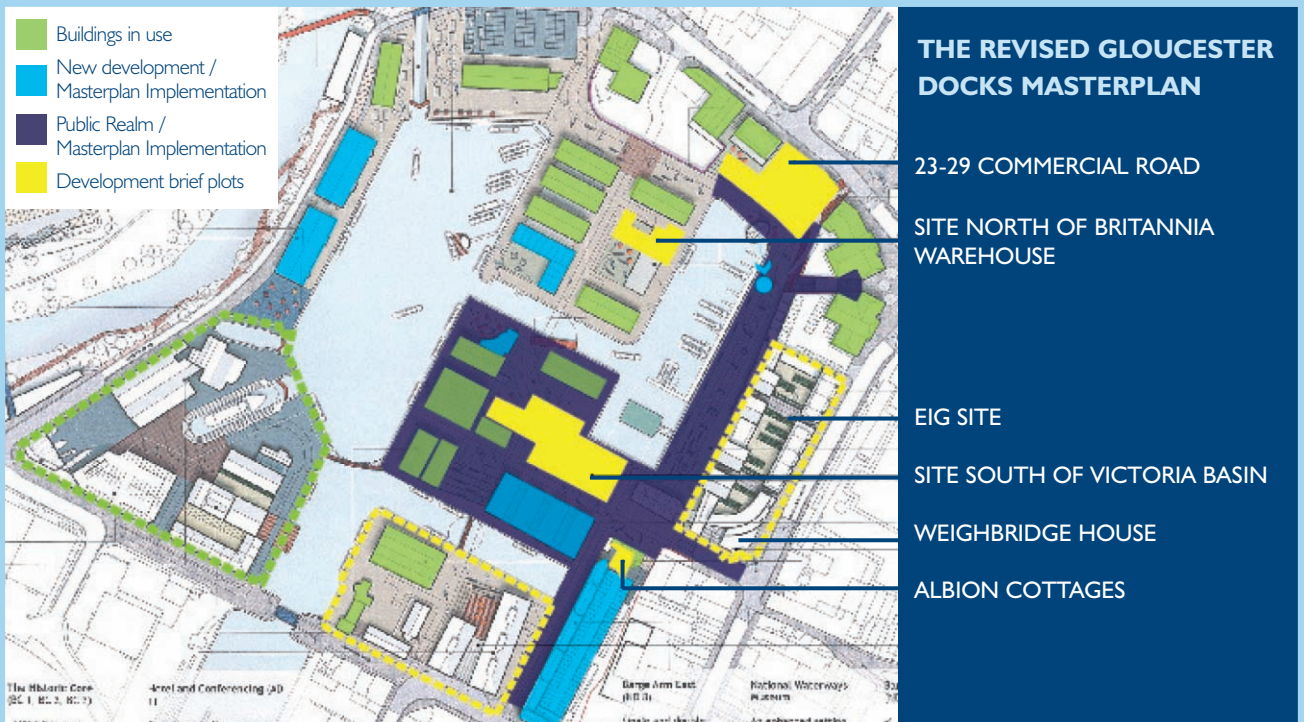
This updated Masterplan, created by LDA Design for the South West of England Regional Development Agency (SWRDA), identifies the location of the five remaining development opportunities (in yellow) available within Gloucester Docks.

These plots comprise Southgate Moorings, site of the Ecclesiastical Insurance Group's (EIG) new headquarter offices; the Weighbridge House and Albion Cottages situated at the Southgate Street entrance

to the Docks; 23-29 Commercial Road and land to the south of the Victoria Warehouse and the north of Britannia Warehouse.

LDA and SWRDA are currently exploring potential uses for these sites, prior to planning applications and site marketing.

Further information from: www.gloucesterurc.co.uk



Castlemeads - Gloucester's natural advantage

Castlemeads Meadows is the wetland area located on the opposite side of the River from The Quay and it once provided grazing for the occupants of Gloucester's Norman Castle. Part wetland, part farmland and part nature reserve, it now provides a natural sanctuary for a wide range of insects, birds, animals and rare plants, just yards from the city centre.

Because of its importance to the River Severn Flood Management System, it is extremely unlikely that Castlemeads could ever be built upon and the GHURC has therefore commissioned two inspirational reports to look at the ecological, aesthetic and artistic potential of the area.

Public art consultant, Maggie Bolt's, Visioning Report entitled, 'Castlemeads - Balancing the City', explores how this unique site could be developed as a community-led arts and ecology project.

A Wildfowl and Wetlands Trust Report promotes the idea of a 'Castlemeads Ecological Park', focusing on the ecological value of

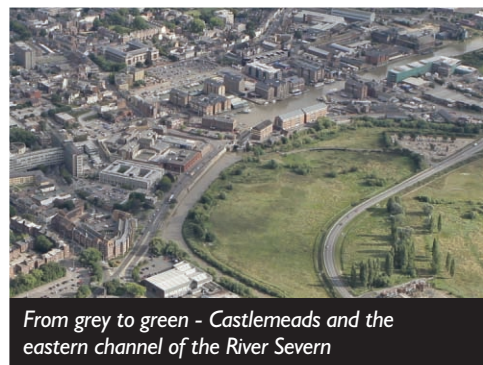
the land and its potential as a recreational space for the city and a gateway into the surrounding countryside.

Castlemeads could become one of the finest inner city nature reserves in the country and these reports emphasise that the diversity and visual amenity of the area can be increased still further, especially if local people 'take control' of its future development.

Therefore, it is hoped that the GHURC will be able to bring together a team of 'Community Champions' to develop this vision and identify funding to bring it to life.

GHURC Board Member, Sally Pickering, says "Castlemeads is such an important space for many residents of Gloucester who value it as a natural haven in the middle of the city. There are many individuals who are passionate about maintaining and enhancing this area and, if we can harness this enthusiasm and provide the right support so that these people can get involved, there is real potential for an exciting project that the community can truly make their own."

Pictured: 'Glorious Summer' by G.F. Walton. (City Museum)



Did you know... that Alney Island acts as a giant ecological sponge soaking up floodwaters coming down the River Severn and floodtides coming up from the Severn Estuary. These two enormous hydraulic forces often meet at, or near, Gloucester and without Alney Island, the city centre would need massive flood defences.

Music, Arts, Learning and Languages at Blackfriars Priory

We are currently involving local organisations in our plans for the creation of a learning and exhibition space in the South Range of Blackfriars Priory.

This is an extremely appropriate use for this part of the thirteenth century priory as the whole of the upper floor of the South Range was once a magnificent medieval library or scriptorium, said to be the oldest purpose-built library to have survived from the Middle Ages.

The consultation process seeks to identify how the refurbishment of Blackfriars' South Range as a learning centre, the development of a new Performing Arts Centre in the North Range and the creation of the new Language Immersion Centre, can best serve the cultural needs of the city.

Further information: www.gloucesterurc.co.uk



Site of the Language Immersion Centre

Kings Quarter progress report

The City Council is currently in talks with a number of commercial developers which have expressed an interest in the regeneration of Kings Square and the surrounding area and it is working hard to secure the right partner for this flagship retail scheme.

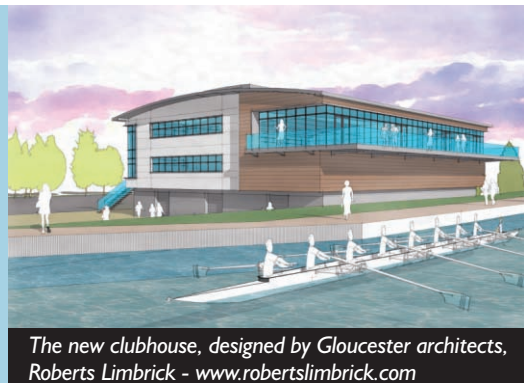


Kings Square

Gloucester Rowing Club

Gloucester Rowing Club recently obtained Planning Permission for an impressive new four-storey clubhouse on the west bank of the Gloucester and Sharpness Canal, near Hempstead.

Formed in 1846, Gloucester Rowing Club is one of the oldest rowing club in England and the adjacent 14 miles of straight, still water provided by the canal ensures consistently excellent rowing conditions for training and racing.



The new clubhouse, designed by Gloucester architects, Roberts Limbrick - www.robertslimbrick.com

Merchants Quay

Construction of the new Merchants Quay is moving ahead on schedule with bars, restaurants and shops on the ground floor and residential accommodation above.

Forty-eight apartments will be built in two blocks on the upper floors accessed by an intervening timber deck and core, as illustrated. At least five of these residential units have already been sold from plan.

Further information from: www.stridetreghlown.co.uk/projects/residential/67-merchants-quay-gloucester.html



The new Merchants Quay