

A new cultural and creative quarter expands the city centre

Blackfriars



The Blackfriars project will create an important new public square surrounded by speciality shops, a new flagship hotel, the revitalised Blackfriars Priory and nearby office and commercial developments.

Blackfriars Square will link to, and integrate, the city centre, the Cathedral, the Docks and the 'rediscovered' frontages of the River Severn and Westgate Quay. It will also be a major city destination and visitor attraction in its own right.



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- 1 Blackfriars
- 2 Gloucester Docks
- 3 Canal Corridor
- 4 Gloucester Quays
- 5 Kings Square
- 6 Greyfriars
- 7 Railway Triangle

Site description

Blackfriars and Westgate Quay forms a large regeneration area in the south-west quadrant of the city centre, located between Southgate, Westgate, the Docks and the River Severn. Blackfriars Priory, which is a substantial monastic building of national importance, is the principal feature of the site, but it is currently closed to the public and virtually unused.

Much of the regeneration area is used as 'temporary' street level car parking, provided in lieu of previously unsuccessful retail-led redevelopment projects. The site is also bordered by a number of important heritage buildings and the rear of shops and premises on Westgate and Southgate Streets.

Most of the site is owned by SWRDA, English Heritage and the City and County Councils, although a small number of properties remain in private ownership, including BT.

The preferred scheme

The preferred scheme will create a creative quarter in the historic heart of the city, centred on the reuse of

Blackfriars Priory, the creation of a new public square and a specialist retail / leisure destination with a high quality flagship hotel.

The River Severn and the waterfront will be 'rediscovered' as a location for businesses and leisure activity. New offices will be developed for use by both the public and the private sector.

Outputs

- 1.1 ha of brownfield land reclaimed
- 4,000 sq m comparison retail
- 5,000 sq m bars and restaurants
- 300 new homes
- 1,500 new jobs
- 18,000 sq m offices
- 5,500 sq m hotel
- £135m private sector leverage

Planning issues

This site was previously identified as the priority for major retail development, but a more mixed use approach is included in the emerging Local Development Framework. Issues include the enhancement of linkages through

the area to connect the Docks and Quay to the Cathedral and Primary Shopping Area. Downgrading of the Quay to traffic will be required as well as its improvement as a riverside walk.

Archaeological investigation is highly important in this area and the setting of Blackfriars must be enhanced to provide a focal point. Maintaining an office quarter, including the County Council, adjacent to the river is vital to the creation of a sustainable mix for the Central Area. The relocation of the prison is a longer term aim which is encouraged.

Procurement

Stage One will comprise a Feasibility Study to assess the viability of the proposed centre for creative and cultural industries at Blackfriars and the preparation of a Conservation Plan.

Stage Two will comprise the preparation of a Development Brief followed by the appointment of a development partner for the greater Blackfriars site.

