

The rebirth of England's most inland port

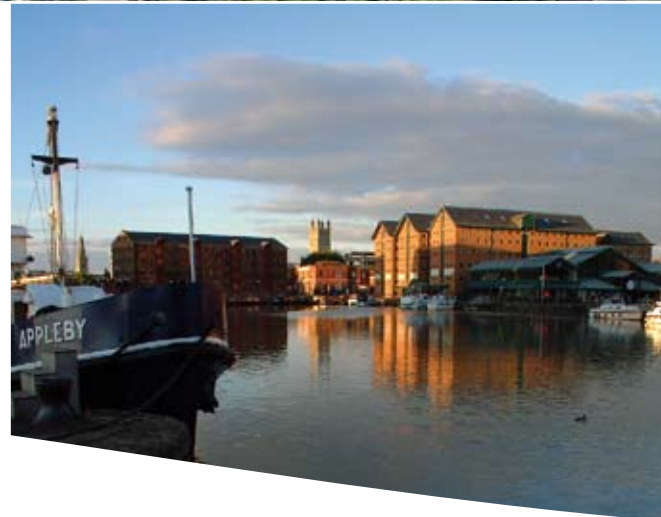
Gloucester Docks



The role of Gloucester Docks as a visitor attraction of national importance will be reinforced by an expanded range of shops, bars, restaurants, apartments, public squares and waterfront viewing areas. These facilities will be served by a new multi-storey car park and will be overlooked by a high quality

office development on Southgate Moorings.

The working tradition of the docks will be emphasised by the continued operation of the Boat Repair Yard and Dry Docks and the presence of tall ships and historic vessels. A high quality public realm will reflect and interpret the unique heritage of the site.





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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

Gloucester Docks is in close proximity to the historic city centre and the site is dominated by a range of massive and imposing Victorian Warehouses. The entire location is a conservation area, but nearly all of the historic buildings have been sympathetically and successfully restored and redeveloped as offices, apartments and visitor attractions.

Two specific sites remain to be developed; the first is the area known as Southgate Moorings which overlooks the Victoria Basin and is currently a car park. The second is a large working area located around the historic Dry Docks in the southwest corner of the Main Basin.

The preferred scheme

Southgate Moorings will provide a bespoke office development opportunity, either for relocations or for new occupiers looking for prestigious city centre office accommodation.

The area around the Dry Docks will be upgraded, providing additional residential accommodation, visitor facilities and additional car parking. Accessed via the new South West By-pass, this area will become a major new city gateway.

High quality public squares and pedestrian walkways will enhance the links between the docks and the city centre, the new Gloucestershire College of Arts and Technology and Gloucester Quays.

Outputs

- 0.5 ha of brownfield land redeveloped
- 1,500 sq m bars and restaurants
- 65 new homes
- 600 new jobs
- 12,000 sq m offices
- 400 space multi-storey car park
- £55m private sector leverage

Planning issues

Issues to address include respecting the character of the docks and providing active frontages to connect the Quays area with Blackfriars. The relocation of visitor car parking from Southgate Moorings is needed and this development will need to respect the setting of the Weighbridge House at the docks entrance and provide views into the docks from Southgate Street.

The development of the Dry Docks area must ensure that the Dry Docks remain and is safeguarded as a working boatyard. Improved pedestrian links to connect the dry dock area to the east of the main dock are needed through the closure of Llanthony Bridge to vehicular traffic.

Procurement

The Southgate Site is owned by SWRDA, who will be seeking to take the scheme forward, and the Dry Docks area is owned by British Waterways. Development Briefs will be prepared for both sites.



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