

Kings Square



The comprehensive regeneration of the Kings Square area provides the opportunity to transform Gloucester's retail economy and create an attractive new shopping destination for the city centre.

An international design competition will lead to the remodelling of Kings Square, which together with a new

department store and nearby environmental improvements will revitalise this important retail quarter of the city.

The new, continental-style Kings Square will continue to be Gloucester's principal outdoor events and festivals venue and the whole area will be served by a range of much improved bus, rail and car parking facilities.





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Rebuilding the retail heart of Gloucester

Kings Square

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Site description

Kings Square itself is the largest and most important open space in the city centre. It is surrounded by 'tired' retail and leisure outlets, however, the area has responded well to recent facelifts. There are a number of empty properties awaiting redevelopment in the surrounding streets, especially between Kings Square and the Inner Ring Road.

Gloucester Bus Station is located between Kings Square and the Railway Station. It is an inefficient and unwelcoming terminal that will be redesigned as part of the area-wide regeneration scheme.

The preferred scheme

The preferred scheme will substantially improve, expand and uplift Gloucester's retail offer, anchored by a new department store. The surrounding area will also be completely regenerated with attractive pedestrian priority shopping streets containing a

range of bars, restaurants and cafés that will boost Gloucester's evening economy.

A new Bus Station will create a welcoming and impressive arrival point and link more effectively to the Railway Station and the city centre via Kings Square. City centre apartments, offices and commercial developments will further transform the area.

Outputs

- 1.4 ha brownfield land redeveloped
- 25,000 sq m comparison retail
- 200 new homes
- 1,000 new jobs
- 6,750 sq m offices
- £80m private sector leverage

Planning issues

The site is now acknowledged as the best option for expanding the city's primary shopping area. The mixed use development of the area must provide an improved Bus Station facility enhancing the transport interchange with the Railway Station and improving on the appearance, location and quality of car parking. Urban design improvements to the area to enhance views of the Cathedral and make connections to reinforce the shopping circuits in the city centre will be required.

Procurement

Morley Fund Management has appointed Thornfield Properties as its development partner and the scheme will be taken forward in conjunction with the Gloucester Heritage URC and Gloucester City Council. An international design competition will be undertaken for the redesign of Kings Square.



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