

A new centre of sporting excellence

Railway Triangle



This new gateway into the city centre will be dominated by a 20,000 seat Community Stadium, providing Gloucester with a centre of sporting excellence and a fitting home for its world famous rugby team.

The Stadium will be accessed from the city centre via new pedestrian walkways flanked by parks and open spaces, that will also provide a new recreational and leisure resource for adjacent homes and the nearby hospital.





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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

The Railway Triangle area contains 19 hectares of mainly brownfield land, most of which is enclosed by a triangle of three railway lines where the Birmingham – Bristol route intersects with the South Wales route on the eastern edge of the city.

Most of the site is owned by Network Rail and it contains large areas of derelict land, redundant railway sidings and engineering sheds.

The preferred scheme

The preferred scheme is for a 20,000 seat sports stadium which could also include hotel, leisure, educational, conference and a healthy living centre. Student accommodation is also a possibility. New residential developments on the northern edge of the site will integrate this development with existing neighbourhoods.

The stadium will be linked to the city centre and adjacent car parks by linear parks, pedestrian walkways and bridges.



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Outputs

- 19 ha of brownfield land redeveloped
- A 20,000 seat Community Stadium
- 400 new homes
- 250 new jobs
- 5,000 sq m hotel
- 7,500 sq m offices
- £70m private sector leverage
- potential student accommodation

Planning issues

The relocation of existing businesses, land contamination and waste transfer issues will need to be addressed, as well access from Metz Way.

The development potential of Kingsholm Stadium and Meadow Park (Gloucester FC's Stadium) need to be assessed in more detail.

Procurement

Stage One will comprise a Feasibility and Design Study for the new Community Stadium and associated uses to clarify a range of technical and viability issues.

Stage Two will involve the preparation of a detailed Master Plan to guide the development of the Railway Triangle and adjacent areas.

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