

January 2019

The sites and buildings set out below are those identified as priorities, but the list is by no means exhaustive. Efforts are being made to ensure this list reflects the regeneration tasks within the City as a whole and is updated frequently.

RAG Colour Key

Red - Property is a long-term vacant unit with no sign of progression. It could be in need of immediate repairs

Amber – Property has been, or is subject to, intervention. Repairs may have been started or agents may claim a tenant is interested

Green – Property now in a condition to be considered fit for purpose and no longer require monitoring by the RAB

Site	Description	January 2019 Update	Picture	RAG
<p>74-78 Southgate Street GL1 2DX</p> <p>All 3 listed grade II on the 'At Risk' register</p>	<p>Three properties in same ownership. Owner has been trying to sell for over 10 years, but poor condition of the buildings and a conservation deficit gives them a negative value. It has been prioritised for grant under the THI scheme.</p> <p>The owner has been served with an enforcement notice to carry out essential works.</p>	<p>Cabinet has approved a backstop of a CPO for this property should enforcement not result in an acceptable outcome.</p>		
<p>103 Northgate Street/ Black Dog Way GL1 3AF</p> <p>17/00400/FUL</p>	<p>Development of 95 residential units and retail unit (16/00142/FUL) progressing, anticipated completion of June/July 2019</p>	<p>Site is being marketed by The Property Centre. Agents website claims 'over 60% of development already sold'</p> <p>Nine 1 bed apartments at £61,250, for 50% shared ownership</p>		

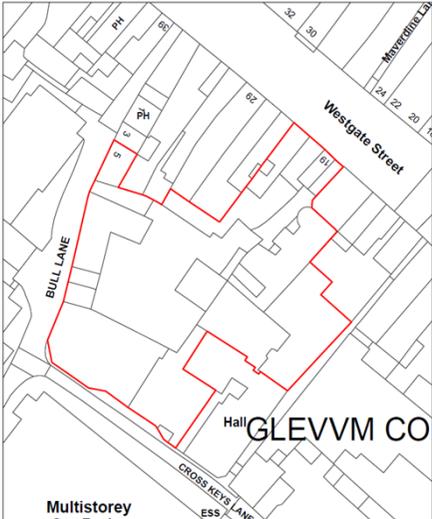
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		<p>https://www.thepropertycentres.co.uk/property-for-sale/apartment-for-sale-in-black-dog-way-gloucester/3670</p> <p>Twelve 2 bed apartments at £77,500, for 50% shared ownership</p> <p>https://www.thepropertycentres.co.uk/property-for-sale/apartment-for-sale-in-black-dog-way-gloucester/3669</p>		
<p>Bakers Quay Phases 2 and 3</p>	<p>Phase 1 of Bakers Quays now complete delivering 47 apartments, 4 cottages, a 104 bed Premier Inn, Beefeater restaurant and a Costa Drive-thru.</p> <p>Due to state of disrepair, the Council continues to monitor the site and offer support to the developers.</p>	<p>Currently discussing planning and development strategy with the developers to progress with Malthouse Extension and Downings Malthouse.</p>		
<p>HM Prison Gloucester GL1 2JN</p>	<p>Planning permission granted for 200 new homes.</p> <p>Viability continues to be a primary concern for developer with GCC in regular contact.</p>	<p>No update since granting of planning consent in 2018.</p>		

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<p>Prospect Point 67-69 London Road (corner Heathville Road) GL1 3EH</p>	<p>Several meetings held between Council and Pall Mall Estate, including with a Registered Social Housing Provider. Residential allocation in the Draft City Plan.</p>	<p>Meeting held in Feb 2019. Owner expressed willingness to bring forward development and is in discussion with a number of interested parties.</p>		

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<p>Former Fleece Hotel GL1 2RD</p> <p>18/00733/LBC</p>	<p>Listed Building Consent issued on 29.11.2018 for the Proposed works to curtilage-listed building. This is regarding essential repairs to the sites roof and walls, following the arson attack.</p> <p>Agreement secured to undertake an OJEU compliant Competitive Dialogue procurement process to include Longsmith Street Car Park.</p> <p>Following the OJEU, a number of EOIs were submitted.</p>	<p>The Council is still in the early stages of the OJEU compliance process, and it is too soon to assess whether any of the current proposals are deliverable.</p> <p>As part of this process, 4 developers submitted Expressions of Interest and initial discussions were held with the Council.</p> <p>The next milestone for the site is the receipt of the Invitation to Participate in Dialogue (ITPD) in February 2019.</p>	  <div data-bbox="1413 1209 1845 1318"> <p>The Fleece</p> <p>13/06/2018</p> <p>1:500</p> <p>Gloucester City Council Transforming Your City</p> <p><small>This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationary Office © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Licence no 100019195 2008.</small></p> </div>
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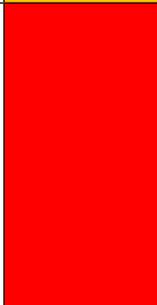
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<p>Tanners Building 39-41 Worcester Street. GL1 3AJ</p> <p><i>Listed Building</i></p>	<p>Planning application (17/01406/FUL) (18/01395/LBC) for the demolition of a single storey building and erection of a new four-storey building that incorporates the existing Grade 2 listed structure and provides 19 one-bedroom apartments and 5 two-bedroom apartments.</p>	<p>Planning applications (17/01406/FUL) and (18/01395/LBC) approved in February 2019</p>		
<p>44-50 Eastgate Street, former Argos Store GL1 1QN</p>	<p>Ground floor being used by the Furniture Recycling Project. Potential use of upper floors being investigated by a number of partners.</p>	<p>Mason Partners are actively marketing the entire building to let and for sale. FRP are on a temporary contract for the site. As the development moves forward, the Council will monitor the situation so support can be offered if the need arises.</p>		

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<p>Former 'Remax' 100 Northgate Street GL1 1SL</p>	<p>This is a priority site to address and discussions are taking place on options available to take this site forward.</p>	<p>Representatives of the Council have spoken to the owner on a number of occasions and met them on site. They were minded to sell the property and intend to put it on the market shortly.</p>		
<p>174-176 Southgate Street GL1 2EZ. Not listed THI Lead</p>	<p>Works included for this are part of the Townscape Heritage Initiative scheme these include improvements to the façade and side elevation, railing re-instatement at the front, and works to the parapet.</p> <p>The garage to the side and internal works to convert the ground floor will not be included but may happen at a later date.</p>	<p>The garage to the side is being refurbished by the owner in tandem, but without THI support. Internal works to convert the ground floor have planning consent but this will happen at a later date.</p> <p>Ongoing monitoring will continue, proposal to remove this site from the 'Hit List' once construction is complete</p>		

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<p>Spread Eagle Court, 110 Northgate Street, GL1 1SL 17/01372/FUL</p>	<p>Prior approval submitted in August 2016 for a change of use (B1 to C3), to provide nine apartments across the first, second and third floor (16/00969/JPA). This was granted on Tuesday 22nd November.</p> <p>Application 17/01372/FUL(16/01570/PREAPP) - The refurbishment seeks to provide high quality living accommodation within the heart of the city. The proposed scheme will provide the area with 45 en-suite rooms.</p> <p>The design of Spread Eagle Court is to provide 9 flats spread across 3 floors; each flat contains 5 rooms leaving a total of 45 rooms.</p>	<p>Planning application still being determined. A flood risk assessment was requested in October 2018.</p>		
<p>180 Barton Street GL1 4HE</p>	<p>Planning consents granted in 2005, 2008 and 2010, resulting in former shop being given a commercial storage use class with a rear extension and two storey side extension. The property appears to be unused at present, and it is unsightly.</p>	<p>A recent dangerous buildings action resulted in the owner removing dangerous tiles as well as works to secure and prop a dangerous structure. Building Control now takes the view that the danger has been removed.</p>	<p><i>Image to be sourced.</i></p>	

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<p>Wessex House, Great Western Road GL1 3NF</p>	<p>Site has been acquired by the City Council.</p> <p>Site in disrepair but is part of wider railway station improvement project.</p> <p>The proposed development site includes the widening of the subway exit as part of a £3.75 million regeneration scheme to improve railway station access.</p> <p>This investment will create a safer, more attractive subway that helps improve pedestrian access to and from the city centre.</p>	<p>The Council is currently considering options for the site. The site will benefit from the increased footfall utilising the subway.</p>	 	
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<p>Prince Albert Pub/Fusion 1 Station Road GL1 1EQ 16/01041/FUL</p>	<p>A Nursery pulled out, after the owner applied for COU planning permission, 16/01041/FUL, for a change of use from a public house and residential accommodation to a children's nursery.</p> <p>The agents are now promoting the site for a number of potential uses..</p> <p>Internally the property is in a state of disrepair and will need significant investment to make it fit for purpose.</p>	<p>Discussions with the agent, Kurt Wyman, are ongoing.</p>		
<p>23-25 and 27-29 Commercial Road GL1 2ED 18/01260/FUL</p>	<p>Planning and Listed Building consent was granted in summer 2016 for a refurbishment scheme.</p> <p>Originally this was for 4 Restaurants. This has since been revised to a development of 12 food start-ups.</p>	<p>Planning permission granted in January 2019 for a new 'Food Dock' development, comprising 12 small restaurant units targeting independent operators.</p>		

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<p>2 Hare Lane Northgate Street Gloucester GL1 2B</p>	<p>Owner is awaiting lease held with Co-op to expire before putting the property back on to the market.</p> <p>Part occupied by a tanning salon.</p>	<p>Beauty Box salon part occupies.</p>	 	
<p>Friary House, Southgate Street (upper levels, above Prezzo) 46-50 GL1 2DR</p>	<p>Property has been marketed since Sept 2016 as an investment opportunity.</p> <p>An application for the construction of an additional storey on the existing three-storey commercial/office building was received, providing 10 apartments (Seven 1 Bed, Three 2 Bed) with a reduction in area to third floor accommodation to provide a further 9 apartments. 18/00013/FUL</p>	<p>Ground floor former restaurant and store. The first floor has permission to change the office space to 12 flats. The second floor has permission to change the office space to 12 flats. (18/01283/JPA).</p> <p>The recently approved planning application (18/00013/FUL) relates to the addition of a third floor and the provision of 9 additional units.</p> <p>The total residential units - 33 flats.</p>		

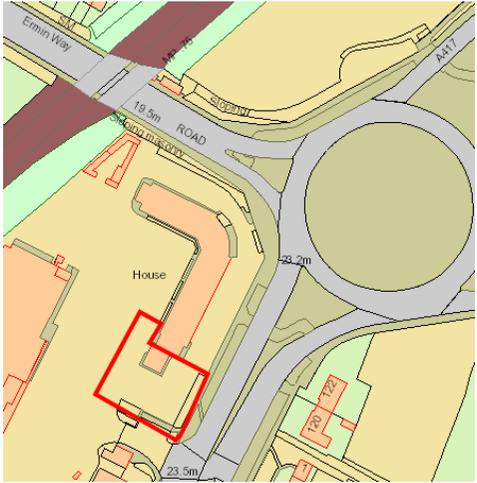
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<p>Former KCs Nightclub, 12 Quay Street GL1 2JS</p> <p>18/00641/FUL</p>	<p>Proposal was received for more student accommodation similar to that at Blackfriars, resulting in the demolition of the old brewery buildings and accompanying work on 109 Westgate Street (Grade 2 listed building).</p>	<p>Planning was approved in January 2019 for the redevelopment of the site for purpose-built high-quality student accommodation comprising 115 studio units, 1 warden unit, ancillary student communal areas and access following demolition of all former nightclub buildings on site.</p> <p>Ground floor internal alterations were also proposed to 109 Westgate Street (Grade II Listed building), with the demolition of the 20th Century single storey fire escape extension attached to the rear of 109 Westgate Street.</p>		
<p>RAFA Building 6 Spa Road GL1 1UZ</p>	<p>Conversion and alterations to existing building with first floor rear extension to create 14 flats with 7 off street car parking spaces (15/00356/FUL)</p> <p>Due to discharge conditions relating to the listed part of the building, the developer can only work on the rear of the site.</p> <p>A Section 215 Notice served on the owner in August 2018 resulted in the site being cleared on the exterior, and new Heras fencing being erected.</p>	<p>The Council continues to offer help and support the owner maintain the work done to bring forward this property. He has tidied the site and made the shell of the building to the rear wind and watertight. He is going to wait for a few months until the economic uncertainty at the moment is clearer and will then make a decision on the way forward.</p>		

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<p>Former Vodafone Store 11 Northgate Street 'BuzzShop' GL1 2AN</p>	<p>There has been no interest in the unit since the beginning of 2017. The owner has given reasons for this as down to high business rates and no rear access.</p> <p>The site has deteriorated to a noticeable level- the landlord is looking into these issues and the Council has been assured dilapidation surveys are being undertaken.</p>	<p>The site is subject to ongoing Monitoring. The frontage has been redone.</p> <p>After direct discussions with Downing Bentley Retail, they confirmed they are the current agents for the property and stated they currently have some interest in the site.</p> <p>https://static1.squarespace.com/static/591b041b86e6c0407519a1c4/t/59ef5de1ace86496b87bd929/1508859378686/11+Northgate+St+Gloucester+Oct+17.pdf</p>		
<p>Former Interbrew, Eastern Avenue (Access Park) GL3 3AN IMBEV 18/01444/FUL</p>	<p>Previously promoted as Access Park, the former Interbrew site is now on the market being promoted by agent Morgan Williams. For sale or to let, the site (approx. 148,000 sq. ft.) has a planning consent for a large format wholesale/retail warehouse club and associated parking, servicing, and a new site access junction.</p>	<p>An application has been received by the Council. This is pending consideration (18/01444/FUL)</p> <p>The application is for demolition of the existing building, and redevelopment into a mix use site. This includes a DIY retail store, 44-bedroom hotel, drive-thru restaurant and multiple employment units.</p>		

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<p>Former Royal Mail depot/offices, Eastern Avenue GL4 3AA 18/00981/FUL</p>	<p>Residential development underway for a residential conversion of office</p> <p>Development at office block is underway for 48 flats (one and two bedroom apartments) under JPA.</p> <p>An application is under consideration for additional 9 residential units, pending amendments to design and Archaeological evaluation. Affordable accommodation contribution still needs agreement.</p> <p>Under both applications there are a total of 57 residential units.</p>	<p>Marketed by Hamptons, the first phase is 75% reserved, with prices from £164,000. The majority of purchasers are local first time buyers.</p> <p>https://www.primelocation.com/new-homes/details/48584795#hJ1ELMDCaouplJru.97</p>		
<p>(Blackfriars LDO) Gloucester GL1 2YZ 18/01079/PRE APP</p>	<p>The Blackfriars LDO was adopted in March 2017. It proposes a residential-led scheme (approximately 500 homes and 100 student flats); and small-scale retail, restaurant/café, office and other commercial uses. 16/00567/EIA)</p> <p>A proposal for new health centre under one public estate also forms part of this site.</p> <p>Demolition has completed on the old Quayside House</p>	<p>A pre-application (18/01079/PREAPP) for a predominantly residential development has been received with other supporting uses and car parking.</p> <p>Development is located within a designated conservation area known as “The Barbican”</p>		