



Greyfriars

Gloucester

Project facts

Project

Preparation of masterplan for historic city centre site, public and stakeholder consultation, and submission of detailed planning application. Proposal includes 254 dwellings, office, community and retail space.

Client

Linden Homes
Homes and Communities Agency

Team

NEW Masterplanning,
Feilden Clegg Bradley Studios,
Stride Tregown
CSJ Planning

Date

March 2010 – ongoing

Contact

Simon Gait
Linden Homes

Greg Morgan
HCA

Overview

NEW Masterplanning was appointed by Linden Homes and the Homes and Communities Agency (HCA) to prepare a masterplan for the historic Greyfriars site in Gloucester City Centre. Working alongside architects Feilden Clegg Bradley Studios we prepared masterplans for the former GlosCAT campuses on both sides of Brunswick Road.

The sites offer significant potential to deliver much needed high quality new homes in the city centre, with easy access to shops, community services and employment opportunities, supporting the established regeneration objectives for the city.

The masterplan seeks to provide a range of homes, with a focus on delivering family accommodation and private amenity space with additional storage space for bicycles and recycling bins. This is supported by secure car parking, which is hidden from view to ensure the streets are not dominated by cars. A shared surface treatment and communal garden space for residents reinforces a sense of community at the heart of the city.

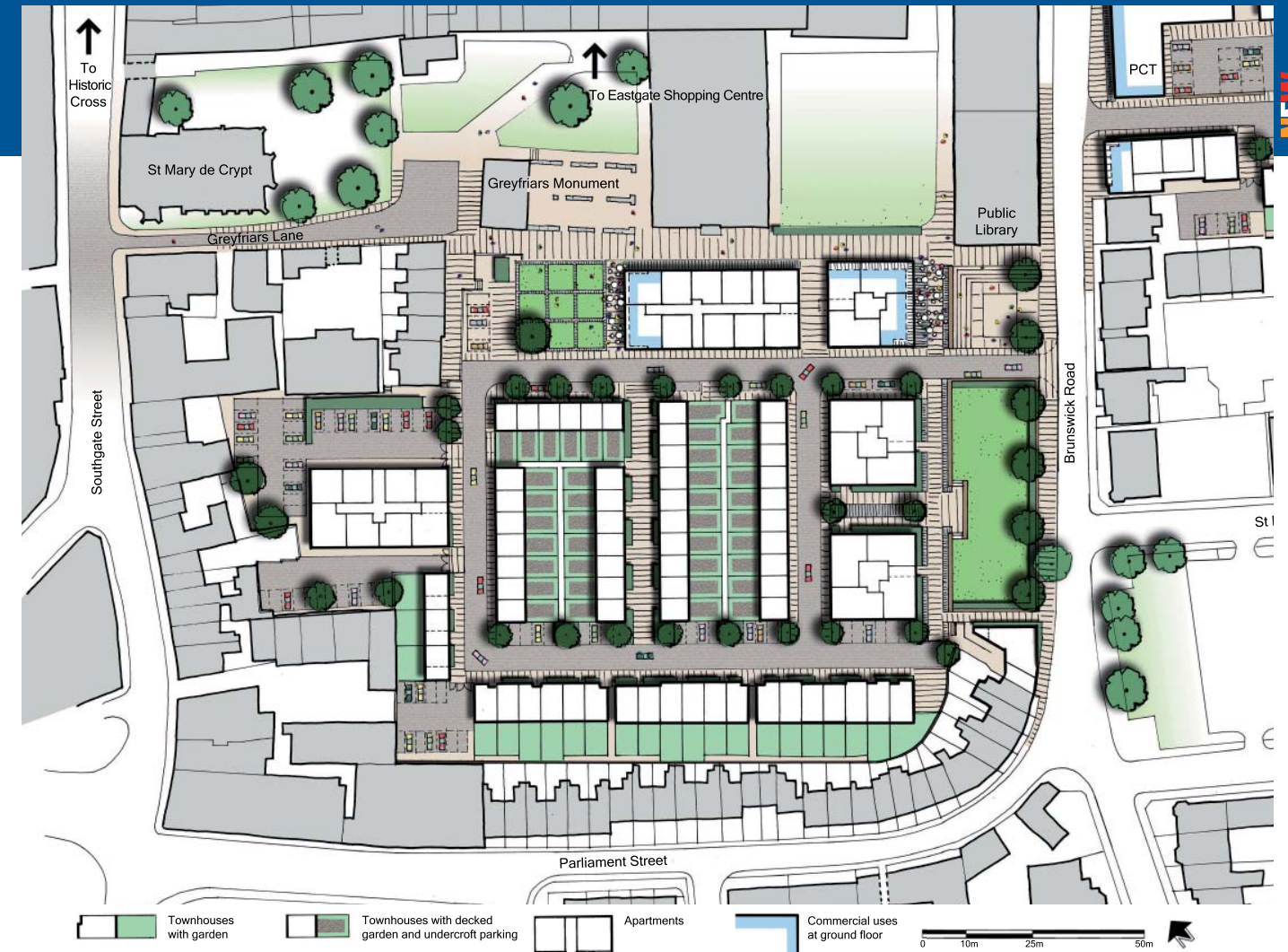
We worked with Feilden Clegg Bradley Studios to develop a distinctive range of terraced housing with living / garden space at the first floor. A mix of villas, duplex apartments and warehouse apartment buildings also seek to maximise daylight potential and private amenity space.

The adjacent ruins of Greyfriars Priory (Grade I listed) and substantial potential for archaeology, including Roman city walls, establishes a unique and sensitive setting for new development. The team worked closely with key stakeholders such as English Heritage, the City Council and Gloucester Heritage URC to develop the masterplan.

Planning permission has recently been granted for 254 dwellings, a community and primary care trust building, offices and retail and restaurant space and demolition has already commenced.

Key outputs:

- Masterplan
- Design review
- Planning application
- Design & access statement
- Community engagement



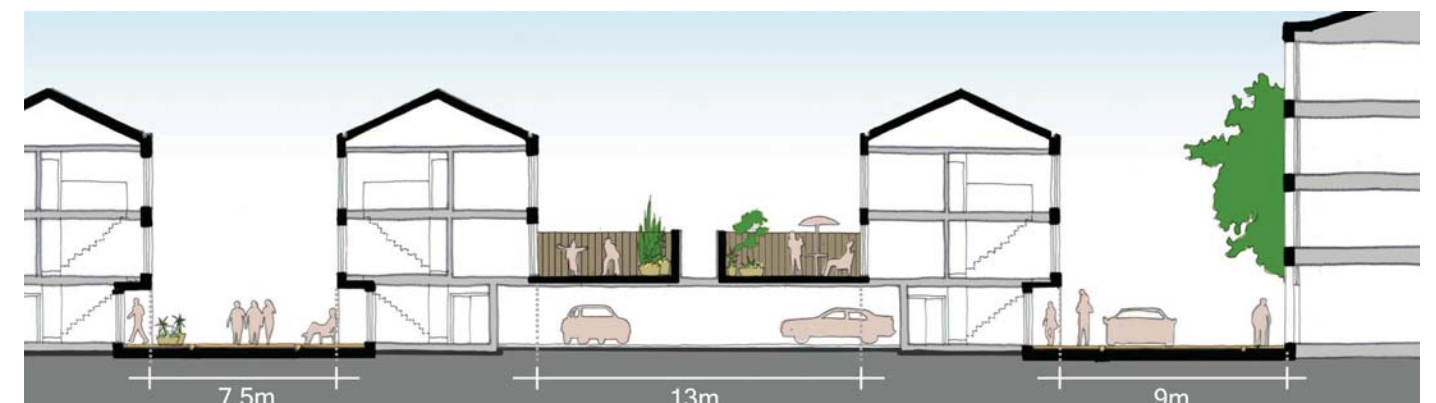
Greyfriars masterplan (the main site)



The masterplan is underpinned by the Roman A new public space in front of Greyfriars Monument and medieval heritage



Working model to test and develop the masterplan prior to the application



3-storey town houses with decked gardens and undercroft parking provide city centre family living