

Clapham Court Redevelopment

The existing 11-storey tower block located in the centre of Gloucester City is now more than 60 years old and no longer meets current housing demand.

There is a high degree of complexity to maintaining the dilapidated highrise block with on going repair costs ballooning to unsustainable levels.

This presents an opportunity to Gloucester City Homes to redevelop the site, providing better quality housing that will meet a range of needs.

Removing the outdated tower block would also enhance the area's appearance and improve living conditions for nearby residents, with a new design that responds to the neighbouring conservation area.

A previous scheme was submitted, however was not accepted by the council due to concerns about the proposed layout and amount of parking.

The revised scheme presented today reduces the total number of proposed units whilst increasing available parking. There are changes to the layout, whilst preserving elements from the previous scheme that received positive feedback, such as a large shared community garden, new pharmacy, and play area.

Proposed development summary:

- Replacement Pharmacy
- 1x Wheelchair accessible ground floor flat
- 10x 1Bed Flats
- 10x 2Bed Flats
- 10x 3Bed Houses
- 3x 4Bed Houses
- Shared community garden
- Play area
- Increased parking (compared to previous scheme)

We welcome your feedback, as your insights will help shape the future of this community. The information on display is indicative and with the interactions today will be amended prior to planning submission.



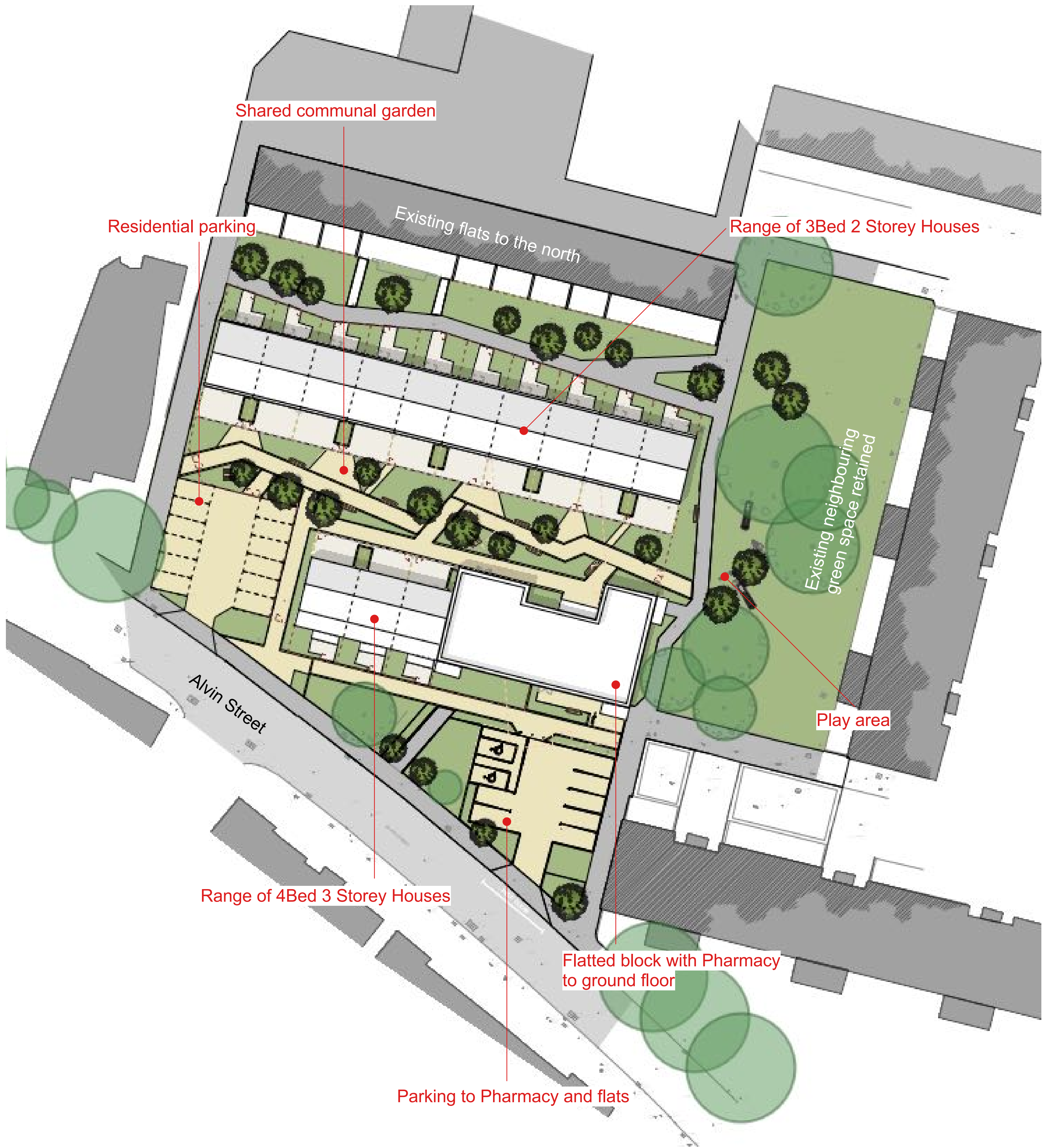
Indicative render of northern row of 3Bed houses



Indicative render of houses, flats and Pharmacy from Alvin Street



Proposed Site Plan



Design Details



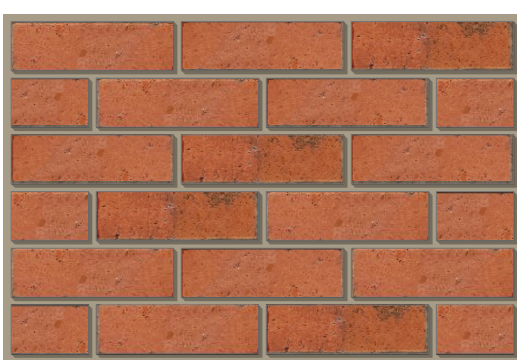
Roots Cafe, brick detailing



Roots Cafe, brick detailing

The proposed materials and detailing is inspired by local Victorian aesthetics such as those found on the Roots cafe. These features include various brick bonding, steps in depth of the facade and framed portions.

To the right are examples of brick bonding that would be used along with an illustration of each unit type.



Running bond



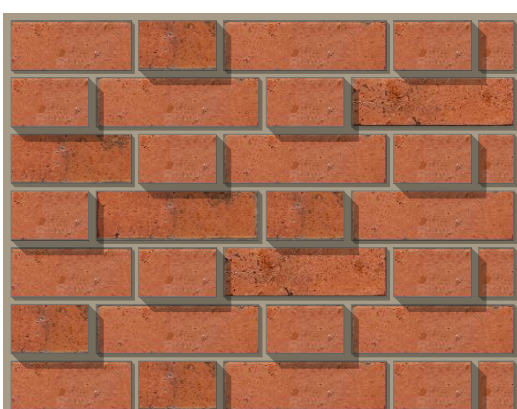
Stack bond



Soldier stack bond



Dental course detail



Protruding head flemish bond



Common bond



Herringbone bond



Example of 3Bed house



Example of 4Bed house



Example of flats

Community Benefits

Clapham Court tower has been referred to as an outdated, 'slab-like' block of flats. Like most high density residential schemes of its time it suffers from many draw backs. These include lacking design features appropriate for its location adjacent to conservation areas and historic features. Consisting of only 1 bedroom flats, it offers little diversity in the type of resident, and no opportunity for families. In addition, with rising costs on going maintenance and repairs, exacerbated by working at height, it has become unsustainable to retain the tower which is now unfit for purpose.

This is an opportunity to remove a blot on the local landscape, opening parts of the city to uninterrupted views of the Cathedral. The proposed new scheme would create a diverse community, with a range of 1 and 2 bed flats, with 3 and 4 bed family houses. This mixture of new modern homes in the heart of the city will allow for single people, couples, young families and mature families to benefit from the amenities the city centre has to offer, whilst enriching the local community.

The mature tree located along the edge of Alvin Street will be retained, and a range of new trees will be planted as part of the scheme.

The existing green space to the east of the site will be improved with new play equipment. Other spaces around the site will benefit from landscaping features, improved walkway, connectivity and visibility.

The existing tower currently casts large shadows onto surrounding homes, most notable to the north. The proposed units will create an improvement to the amount of natural light, with two storey houses located along the northern boundary.

The existing pharmacy will be incorporated into the scheme, with a new new shop provided to the ground floor corner of the site, next to a proposed parking court.



Aerial view of Clapham Court in context with Cathedral



Existing views of cathedral interrupted by Clapham Court Tower

Parking

A previous scheme for the redevelopment of the site was refused by the council last year.

Whilst the reason for refusal was not due to the amount of parking provided, we recognise that this was a concern for local residents and the council.

The revised scheme seeks to address these concerns. It now provides fewer homes which have been replaced with an additional parking court, creating a larger ratio of parking to residents.

Whilst the previous scheme proposed 9no parking spaces, the new scheme provides 21no parking spaces. This site is well placed to promote sustainable travel, with a wide range of amenities within short walking distance including the railway station, and every home will be provided with secure bike storage.



Location of new play equipment



Example of wooden play equipment, sympathetic to local area



Existing mature tree retained



Example of shared communal garden