

Position Note for the Inspector

Site Allocation SA10: Former Fleece Hotel and Longsmith Street Car Park

June 2021

- 1.1 The Gloucester City Plan (GCP) allocates the Former Fleece Hotel and Longsmith Street Car Park at Policy SA10 for mixed-use development including approximately 25 residential units. Through the examination in public, a proposed modification has been agreed with the Inspector, replacing the words 'mixed-use' with 'main town centre uses', which better reflect the anticipated development.
- 1.2 The site is located within the heart of the city centre on Westgate Street and forms a part of the City Council's 'Cathedral Quarter' High Street Heritage Action Zone (HSHAZ) initiative, which aims to support the revitalisation of this part of the city. The allocation effectively comprises of two elements; the historic Fleece Hotel complex and the adjacent Longsmith Street Car Park.
- 1.3 The Fleece Hotel complex is a 15th Century timber-framed Great Inn, which stands above a 12th Century masonry undercroft. Located in the Roman and medieval centre of Gloucester, it comprises four Listed Buildings, all of which are on either the City Council's or Historic England's Buildings at Risk Register and is in the City Centre Conservation Area. Previously in the ownership of the South West Regional Development Agency, it was transferred to the City Council in 2011.
- 1.4 Longsmith Street Car Park a functioning multistorey car park, which offers the opportunity to support regeneration aspirations and is intended to provide enabling development.

Undertaken so far

- 1.5 Since taking the Fleece Hotel complex on, a large amount of de-risking and appraisal/feasibility work has been undertaken. This includes:
 1. Fleece Concept Statement prepared by the City Council, adopted in 2012, which sets out the planning, land use, heritage and urban design parameters for the site.
 2. Historic building recording and investigation undertaken in 2012.
 3. Gloucester Housing Zone Study for Gloucester City Council, covering Ladybellgate, Longsmith Street and the Fleece site, completed in 2015.
 4. Across 2016/17:
 - a. Options Appraisal
 - b. Detailed fabric studies and condition survey
 - c. Mechanical and electrical surveys
 - d. Measured surveys
 - e. Specialist Timber Decay Survey (for Great Inn and 19-23 Westgate St)
 - f. Conservation Plan
 - g. Timber frame survey and interpretation drawings (for Great Inn and 19-23 Westgate St)
 - h. An Archaeological Impact Assessment and Deposit Model
 - i. Tree-Ring Analysis of Oak and Elm Timbers
 - j. The Fleece Hotel Undercroft- Condition Survey
 5. Appointment of preferred developer partner, Dowdeswell Estates, in November 2019.

Next steps and timescales

- 1.6 The City Council is working closely with the appointed preferred developer partner, Dowdeswell Estates, to produce a comprehensive mixed-use scheme, which will include a hotel, commercial uses, live/work and residential uses. The project will be delivered so as to ensure that the highly significant heritage assets are sensitively restored and brought back into viable economic use. Dowdeswell Estates responded to the GCO Pre-Submission consultation, supporting the proposed allocation at Policy SA10 – Former Fleece Hotel and Longsmith Street Car Park.
- 1.7 At the time of writing the City Council has submitted a bid to the Levelling Up Fund for £6m of funding to contribute towards the delivery of key regeneration sites in the city centre, including the Fleece Hotel. Some funding has been allocated to the site within the Cathedral Quarter HSHAZ and further expression of interest has been submitted to the National Lottery Heritage Fund for £2m.
- 1.8 The key project deliverables for the redevelopment of the Fleece Hotel are:
1. Address the conservation deficit
 2. De-risking and restoration of four listed buildings and associated curtilage structures.
 3. Re-purposing prime city centre commercial space
 4. Public realm works
 5. Associated new build development
- 1.9 The main project is scheduled to start Winter 2022/March 2023 to align with final year of Cathedral Quarter HSHAZ. The works will be split across four phases of work:
- Phase 1 – Listed buildings to Westgate Street.
 - Phase 2 - Restoration of Great Inn, the Edwardian block & associated landscaping.
 - Phase 3 - Bull Lane refurbishment & Fleece yard extension.
 - Phase 4 - New construction, including Longsmith Street Car Park, to Crosskeys, the Salt loft extension & associated landscaping.