Statement of Community Involvement

Former HMP Gloucester
City & Country
May 2017
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Executive Summary

- This Statement of Community Involvement supports a Full Planning and Listed Building Consent application submitted by City & Country Gloucester Limited to Gloucester City Council (GCC) for the residential-led redevelopment of the former Gloucester Prison site.

- The proposals are for 204 residential apartments/duplexes at the former Gloucester Prison, which was decommissioned by the Ministry of Justice in 2013. The plans include the retention and restoration of the historic cell blocks (A and B Wings), Chapel (C Wing), Outer Gatehouse, Debtors’ Prison, Governor’s House and perimeter walls. The development would provide residential car parking, new pedestrian, cycle and vehicle access, and a cafe/heritage centre with an outdoor seating area.

- City & Country appointed communications consultancy PPS Group to assist with a programme of community engagement and consultation on the proposals, in line with Gloucester City Council’s (GCC) Statement of Community Involvement and the tenets of the Localism Act (2011). This document explains the public consultation process that has been undertaken in relation to this application.

- Formal pre-application meetings took place with senior officers at GCC and Historic England (HE) to discuss the opportunities and constraints of the site and emerging proposals. Meetings took place throughout the pre-application phase as the proposals evolved.

- Throughout the course of developing the planning application, City & Country also sought to meet with key local stakeholders and political representatives. The purpose of these meetings was to inform them about the plans and seek their input while proposals were still being formulated.

- Consultation took place as a three-stage process, with public consultation events the focus of each stage. Notification of these events was given via press releases, which were sent to local journalists, press adverts were inserted into the Gloucester Citizen, and letters, which were sent out with details of the event to residents living in the vicinity of the site.

- The first event took place from 3pm-8pm on Thursday 14th May 2015, on site at the former Gloucester prison. It was chosen to hold the event at the prison itself to provide interested parties with the opportunity to view the historic buildings and understand their setting. Over 550 people attended the event and 160 feedback forms were received.

- Analysis of the feedback at this initial stage showed that 93% of respondents expressed support towards the restoration and preservation of the prison, with 43% stating that the main Victorian structure was the most important element to be preserved and enhanced, while 81% viewed it as essential or very important that a viable scheme be brought forward.

- Analysis of open comments from this initial stage showed that people appreciated the opportunity to view the prison and be consulted on its future. Concerns centered on the need for the development to benefit the community (24%) and help regenerate Gloucester (10%). Emphasis was also placed on maintaining the integrity of the site and buildings within the design (20%).
Following the initial stage of consultation, City & Country reviewed the feedback received and initiated masterplanning for the site. The second public consultation event took place from 3pm-8pm on Thursday 16th July 2015 and was again held at the prison. This stage of consultation showed attendees - of which there were over 300 - four initial concept masterplans for the site. 90 feedback forms were received during and following the event.

Of the four masterplans displayed showing various configurations of new build on the site, there was equal support for Option A (21%), Option B (23%) and Option D (22%), all three of which proposed retaining key existing buildings, as opposed to maximising the retention of the majority of existing buildings proposed by Option C (see Appendix 7). Respondents indicated that the important elements of a viable scheme were museum/heritage (30%), residential (23%) and hotel (21%). When asked, respondents prioritised the need to preserve the historic assets of the site (86%) over providing affordable housing (8%), or Section 106 contributions (4%).

City & Country reviewed the feedback forms received and moved forward with developing a masterplan that responded to feedback received.

Following the second consultation event, extensive archaeological works were undertaken, which unearthed the remains of the keep of the 12th Century castle. The third stage of consultation was postponed while this work continued and on 2nd December 2015, an archaeology event was held for key stakeholders and the local media to walk around the remains and discuss the finds with the archaeologist.

The third public consultation event was held on Thursday 9th February 2017 and presented the preferred development proposals for the site, including retained and new buildings, landscaping and new vehicle, pedestrian and cycle access options.

At this stage, respondents supported the new vehicle access from Barrack Square (94%), the creation of a pedestrian and cycle access (100%) and conversion of the Chapel (83%).

At each stage of public consultation, a preview event took place for local political representatives, community groups and local organisations. At the preview events, a presentation was given by City & Country and relevant members of the project team, including the architects, archaeologists and transport consultants. This provided key local stakeholders with the opportunity to view the proposals, understand their rationale and ask questions to the team.

City & Country will continue to engage with the local community and key stakeholders and, following the planning submission, will be holding an information session showing the submitted proposals and informing people how they can take part in GCC’s consultation.
Background

Introduction

City & Country has submitted a Full Planning and Listed Building Consent application for the restoration and redevelopment of the former Gloucester Prison. The former prison, which was decommissioned by the Ministry of Justice in 2013, was built on the site of the 12th Century Gloucester Castle. By the mid-17th Century the castle had deteriorated to such an extent that only the main gatehouse and keep survived, the latter being used as the gaol. At this time, the gaol walls were rebuilt and a brick bridewell (a prison for petty offences) was built to the north of the keep.

However, due to the poor conditions, a new prison was built in 1786-1791 by William Blackburn as a central block with four wings extending off each corner to create a roughly H-shaped plan, and then was substantially rebuilt in 1840.

In the early 20th century most of Blackburn's original buildings were demolished as part of a programme to update facilities at the prison. The west range was demolished around 1920 and a terrace of eight officer houses was instead built in the northwest corner.

The internal structure of the former Debtor's Prison was gutted and replaced with a concrete frame in the 1970s. The eight terraced officers’ houses built in the 1920s were demolished and a new administrative block took their place in 1985. Most of the buildings on the western half of the site were also constructed during this time.

The proposals are for 204 residential units at the former Gloucester Prison, which was decommissioned by the Ministry of Justice in 2013. The plans include the retention and restoration of the historic cell blocks (A and B Wings), Chapel (C Wing), Outer Gatehouse, Debtors’ Prison, Governor’s House and perimeter walls. The development would provide residential car parking, new pedestrian, cycle and vehicle access, and a café/heritage centre with an outdoor seating area.

The map below shows the location of the former Gloucester Prison.
Figure 1: Map showing location of the former prison

Purpose of consultation

City & Country fully recognises the importance and benefit of early and continuous engagement with the local community in order to bring forward proposals that have evolved with community input.

The importance of pre-application consultation is recognised in the Government’s National Planning Policy Framework (NPPF), adopted in March 2012, which states that:

“Early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties. Good quality pre-application discussion enables better coordination between public and private resources and improved outcomes for the community.” (Section 188, page 45).
In accordance with the NPPF, City & Country has undertaken a programme of early engagement with the local community, community groups and local councillors in order to ensure that people have had the opportunity to inform the proposals prior to submission of a planning application to GCC. This programme is also compliant with National Planning Practice Guidance (NPPG).

The consultation programme has sought to identify and resolve any issues or concerns raised by local residents, reflecting the Government’s Localism agenda, including its fundamental ambition to empower local communities. Against this background, the objectives of this engagement strategy and programme were as follows:

• To meet the requirements for pre-application consultation on major planning applications, as set out in the Planning and Compulsory Purchase Act 2004 and supporting guidance, including the Council’s Statement of Community Involvement and the Localism Act
• To ensure that the local community, its elected representatives and key stakeholders are fully engaged in the plans at both pre- and post-application stages
• To demonstrate how feedback has been incorporated in the revised proposals, and to explain why not, if it has not been.

Effective community involvement should ensure that people:

• Have access to information
• Can put forward their own ideas and feel confident that there is a process for considering those ideas
• Can take an active part in developing proposals and options
• Can comment on formal proposals
• Obtain feedback and be informed about progress and outcome

City & Country is committed to fulfilling these principles and engaged PPS, a specialist consultancy, to coordinate the public consultation and report back on the results.

Gloucester City Council Statement of Community Involvement

Adopted in 2015 the Statement of Community Involvement (SCI) sets out how Gloucester City Council (GCC) “aims to encourage discussions to take place before any major application is submitted in order to try and achieve a degree of consensus and/or at least a clearer understanding of what the proposal is trying to achieve.”

Before an application for a major development is submitted, Gloucester City Council encourages applicants to undertake the following:

• Arrange a public meeting or exhibition at a suitable location in close proximity to the proposed site
• Submit a statement as part of the planning application outlining how the results of the pre-application consultation exercise has been taken into account
• Attend local meetings with local groups that are likely to have an interest in the application

The consultation programme outlined in this report was developed to conform to this local guidance as well as national principles and best practice in pre-application community engagement.
PPS Group and Consultation

PPS Group is an independent communications company that specialises in community consultation relating to planning applications and has 25 years of experience of working with communities up and down the UK.

PPS was one of the first companies to promote the benefits of consultation on planning applications and is expert at developing specific programmes to ensure that our community consultations contribute positively to the planning process.

PPS Group is an accredited member of the Consultation Institute, which helps all those engaged in public or stakeholder consultation to absorb best practice. As a founder member, PPS also adheres to ethical standards set out by the Association of Professional Political Consultants.
The Consultation Programme

Overview

City & Country has undertaken a multi-staged programme of public consultation leading to an iterative approach to design and masterplanning. The consultation programme centered on three stages of pre-application consultation between May and November 2015. Through this approach, City & Country has sought to inform and engage with neighbours, local political representatives, stakeholders and the wider community, providing them with a range of opportunities and channels to provide input into the proposals.

The initial public consultation on Thursday 14th May 2015 introduced City & Country, their previous experience, a history of the site and the opportunities it presents.

The second public consultation on Thursday 16th July 2015 focused on how the emerging options for the site had been informed by feedback, with views invited on four concept masterplans.

The third and final stage of public consultation on Thursday 9th February 2017 presented the preferred development proposals for the site, which followed an extensive programme of intrusive archaeological investigations. This event sought feedback from local stakeholders and the community ahead of finalising the plans and submitting a full planning and listed building consent application to GCC.

The consultation process set out below has encompassed PPS’s Seven Point Plan, used to guide public consultations and ensure that they are carried out in a clear and transparent manner:

1. Notify The community must be made aware of the consultation programme
2. Inform The community needs to be informed, particularly of the constraints - geographical, technical, financial etc. - under which the developers are working
3. Consult Members of the public and key stakeholder groups liaise with the project team, comment on the development proposals and put forward their suggestions and ideas
4. Measure The project team analyses and quantifies the results of the consultation
5. Report The initial results are publicised within the community
6. Respond The project team should respond by amending the proposals where sensible and appropriate
7. Publicise Details of the revised scheme must be publicised with an explanation of how the consultation has influenced it, this is usually done by way of a formal report which forms part of the planning application
Pre-application and on-going engagement

Formal pre-application meetings with planning officers at GCC and Historic England took place to discuss the opportunities and challenges presented by the site. These meetings were held regularly to ensure on-going dialogue on the evolving design proposals and are detailed further within the accompanying Design and Access Statement.

During the pre-application process and following Stage 2 consultation, extensive archaeological investigations were undertaken, which unearthed walls associated with the keep of the 12th Century castle. The third stage of public consultation was postponed while the archaeological investigations continued and an update letter was sent to stakeholders and those that had attended the previous stages of consultation to explain about the archaeological investigations and that consultation would be held at a later date. The local media was also updated.

On 2nd December 2015, an event was held for key stakeholders and the local media to walk around the archaeological remains and discuss the finds with the archaeologists. This provided an opportunity for the finds to be viewed before they were protectively covered over.

City & Country liaised closely with conservation and archaeology officers at GCC to ensure that future plans for the site took into consideration the castle keep.

Specific meetings took place with Historic England and senior officers at GCC between December 2016 and February 2017 to discuss the conversion of the retained prison buildings and new building proposals for the site. The points discussed are detailed further within the accompanying Design and Access Statement.

Stage One of the Consultation

Notification

Stage One of the consultation programme was centered on a one day public consultation event, which was held on Thursday 14 May 2015. Local people were informed of the event through a mailshot to 1350 addresses within a quarter mile radius of the site. The invitation letter can be found at Appendix 1.

Further to the invitation letter, a press release was issued to local news outlets, and extended an invitation to attend the event and speak to City & Country. The public consultation was covered by the Gloucester Citizen and Gloucestershire Live. An advert was also displayed in the Gloucester Citizen. Press coverage and advert can be found at Appendix 2.

A preview event was organised for local stakeholders, political representatives and community groups including:

- Gloucester City Council members
- Gloucestershire County Council ward members
- Gloucester Civic Trust
- Gloucester Local History Group
Public consultation event

A one day public consultation event took place from 3pm-8pm on Thursday 14 May 2015 at HMP Gloucester. Holding the event at the prison gave the local community the opportunity to view the interior and exterior of the prison and fully appreciate the setting of the existing prison buildings.

The public were invited to view 20 information display boards presenting information about City & Country, a history and context of the site and the opportunities it presents. The display boards can be found at Appendix 3. At this event, attendees could meet the City & Country team and talk through the history of the site and ideas for its future.

A feedback form was provided at the event and attendees were encouraged to either fill in a form on the day or take one away and return it by freepost. The feedback form consisted of a number of tick box questions, as well as a section for general comments. Respondents were also asked to leave their contact details, should they wish to be kept informed about the proposals. A copy of the feedback form can be found at Appendix 4. Approximately 575 local people and stakeholders attended the exhibition, and 160 feedback forms were received.

Preview event

An event specifically for local stakeholders, political representatives and community groups took place ahead of the public consultation on Thursday 14 May 2015. A presentation was given to attendees introducing City & Country, outlining their previous experience with heritage buildings and the history and context of the prison site. The event provided the opportunity for these attendees to speak to the City & Country team at this early pre-application stage.

Stage Two of the Consultation

Notification

As with the first stage of the consultation programme, the second phase also focused on a one day public consultation event which took place on Thursday 16 July 2015.

Notification of the exhibition took place through a mailshot to approximately 300 attendees from the Stage One Consultation who had requested to be kept informed, as well as those residents living within a quarter mile radius of the site, totalling 1650 addresses. The invitation letter is available to view at Appendix 5. Similar to the first stage of consultation, local representatives and community groups identified above were invited to a presentation earlier in the day on 16 July.

Further to the invitation letter, an advert was placed in the Gloucester Citizen (see Appendix 6). A press release was also issued to local news sources and coverage of the consultation appeared in the Gloucester Citizen and Gloucestershire Echo. Media coverage and advert can be found at Appendix 6.
**Public consultation event**

The one day event took place on Thursday 16 July 2015 from 3pm – 8pm at HMP Gloucester. At this stage of consultation, A and B Wings were opened up to the public and attendees were invited to walk around the prison. The opportunity to travel through the site helped provide an understanding of the relationship between the buildings and the perimeter wall.

The event itself comprised ten information boards displayed at the first stage of consultation plus six new boards presenting information about feedback received during the first stage and showing four initial concept masterplans for the site including potential uses for the retained and new buildings. These are available to view at Appendix 7.

At this stage of public consultation, members of the team, including the architect and planners, were present to discuss the initial ideas with attendees and answer any questions or queries they had. Feedback forms (see Appendix 8) were provided and attendees encouraged to either fill in a form on the day, or take one away and return it by freepost. Approximately 315 people attended the event and 90 feedback forms were received.

**Preview event**

As with the first stage of consultation, a private event was held prior to the open public event for local representatives and community groups. The two hour event included a presentation from City & Country and the project’s architects. The presentation outlined how the project had moved forward following the initial introductory event and feedback received on the site’s future.

**Stage Three of the Consultation**

**Notification**

The third stage of public consultation on the future of the former Gloucester prison took place on Thursday 9 February 2017. As explained above, there was a delay between the Stage Two and Stage Three consultation events while archaeological investigations were being undertaken to better understand how this would affect the redevelopment proposals for the site. Notification of Stage Three therefore included an update to consultees and residents, informing them of the reason for the delay and inviting them to attend the consultation event.

Notification took place by a mailshot to attendees who had left their details at the previous stages of consultation and those residents living within a quarter mile radius of the site. This totalled approximately 1700 invitations. A copy of the invitation can be found at Appendix 9. As with the previous two stages, local stakeholders, political representatives and community groups were invited to attend a presentation earlier in the day.

An advert appeared in the Gloucester Citizen, which is available to view at Appendix 10. Local news outlets were invited to attend the event, view the proposals and speak to City & Country. Press coverage appeared in the Gloucester Citizen and on BBC Radio Gloucester. The press release can be viewed at Appendix 11.
Public Consultation event

The one day event took place from 3pm-8pm at the prison site. The event comprised nine new display boards presenting the feedback at Stage Two Consultation, archaeology of the site, the development of the preferred option and proposals for landscape and access.

Members of the project team including the archaeologist, architect, transport consultant and planners, were on hand at the event for attendees to talk through the proposals and share their views with the team.

Once again, attendees were invited to comment on the proposals and were provided with a feedback form so that views could be captured and responded to in the final proposals. A copy of the feedback form is available at Appendix 12. In total 352 people attended and 54 feedback forms were received.

Preview event

A presentation took place for stakeholders, community groups and local politicians ahead of the public event. This event was attended by 25 people, including political representatives and officers and was an opportunity for City & Country and the architects to present the preferred option for the site and explain the rationale behind the design. As part of the presentation, the archaeologist presented the findings on the site and how this has influenced the design.

Communication channels

Throughout the consultation programme, various communication channels have been made available for people to contact the project team, ask questions and submit feedback.

A dedicated public consultation page for HMP Gloucester was set up on the City & Country website. The page includes information on the proposals and the consultation, dates and locations for each round of events, and the feedback forms and contacts details. Screenshots of the website can be found in Appendix 13. www.cityandcountry.co.uk/public-consultation/1792-the-old-gloucester-gaol.

An email address (planning@cityandcountry.co.uk) was advertised and people were invited to ask questions and share memories of the site, including information and photos about the history of the site. A freephone telephone number (0800 169 6507) was also made available.

The communication channels will remain open and available throughout the planning process, should any interested parties have questions, queries or comments in the future.
Results of the Public Consultation

Overview

All attendees at each stage of public consultation were encouraged to leave comments, views and suggestions with the project team. Feedback forms were used to collect views and people were also invited to email their thoughts in.

At each of the three stages the feedback form consisted of a series of optional questions, in addition to open space for respondents to either elaborate on their choices or provide additional comments. Through this approach City & Country sought to understand what people felt was important in relation to the scheme on display, as well as the broader issues and concerns people had, including opposition and support for the proposals.

Following each stage of the consultation process, both sections of the feedback form have been analysed to give a clear overview of the results. The results to each stage are set out below.

Feedback - Stage One of the Consultation

The feedback form consisted of six questions plus an additional section for further comments. Three questions focused on the principle of developing the prison, one asked respondents what aspects of the buildings they perceived as crucial to be preserved and one asked for ideas or features that should be considered for inclusion in the plans.

Q1: Do you have any connection with the prison?

Of the 162 responses received to this question, 126 (79%) said they did not have a connection to the prison, while 34 (21%) said yes. Of the 34 respondents who said yes, the majority (53%) were previously employed at the prison or had family employed there.

![Pie chart showing responses to Q1]

- Live near: 6 (20%)
- Used to live near it: 2 (7%)
- Ex-Inmate/Family Ex-Inmate: 6 (20%)
- Previously employed there/family employed there: 16 (53%)
Q2: As part of our social and cultural heritage would you support Gloucester Prison being restored and preserved for the benefit of current and future generations?

A clear majority of respondents (93%) supported the restoration and preservation of Gloucester Prison.

Q3: What aspects of the buildings, landscape and setting do you think are crucial to be preserved or enhanced in any proposals?

This question sought to understand what elements of the prison people felt was most important to be preserved and enhanced; by far the largest number of responses (43%) highlighted the Victorian structure. This was followed by the gatehouse and main gates (17%) and cells and internal layout (15%).

<table>
<thead>
<tr>
<th>Aspect</th>
<th>Frequency</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Main historic building/Victorian Structure</td>
<td>109</td>
<td>43%</td>
</tr>
<tr>
<td>Gatehouse and main gates</td>
<td>43</td>
<td>17%</td>
</tr>
<tr>
<td>Cells and internal layout</td>
<td>38</td>
<td>15%</td>
</tr>
<tr>
<td>Walls</td>
<td>22</td>
<td>9%</td>
</tr>
<tr>
<td>Metalwork</td>
<td>17</td>
<td>6%</td>
</tr>
<tr>
<td>Chapel</td>
<td>15</td>
<td>5%</td>
</tr>
<tr>
<td>Governor’s house</td>
<td>4</td>
<td>2%</td>
</tr>
<tr>
<td>All of it</td>
<td>2</td>
<td>0.5%</td>
</tr>
<tr>
<td>Demolish prison</td>
<td>2</td>
<td>0.5%</td>
</tr>
<tr>
<td>Windows</td>
<td>1</td>
<td>0.5%</td>
</tr>
<tr>
<td>Exercise yard/courtyard</td>
<td>1</td>
<td>0.5%</td>
</tr>
<tr>
<td>Roofs/ceilings</td>
<td>1</td>
<td>0.5%</td>
</tr>
<tr>
<td>Sports Hall</td>
<td>1</td>
<td>0.5%</td>
</tr>
<tr>
<td>Total</td>
<td>256</td>
<td>100%</td>
</tr>
</tbody>
</table>
Q4a: How important would you rate the following factors in the redevelopment and restoration: To provide a long-term and viable use for the historic buildings to ensure they are preserved for future generations.

81% of respondents rated it “very important” or “essential” that a viable scheme be brought forward to ensure the historic buildings are preserved.

<table>
<thead>
<tr>
<th>Importance</th>
<th>Frequency</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Not important</td>
<td>4</td>
<td>3%</td>
</tr>
<tr>
<td>Of some importance</td>
<td>10</td>
<td>6%</td>
</tr>
<tr>
<td>Important</td>
<td>14</td>
<td>9%</td>
</tr>
<tr>
<td>Very important</td>
<td>46</td>
<td>28%</td>
</tr>
<tr>
<td>Essential</td>
<td>86</td>
<td>53%</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>160</strong></td>
<td><strong>100%</strong></td>
</tr>
</tbody>
</table>

Q4b: How important would you rate the following factors in the redevelopment and restoration: To quickly find a new future for the prison to prevent vandalism, theft and other damage that can occur during any prolonged period without use.

A majority of respondents (72%) indicated that it was “very important” or “essential” to find a new future for the prison as quickly as possible.

<table>
<thead>
<tr>
<th>Importance</th>
<th>Frequency</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Not important</td>
<td>4</td>
<td>3%</td>
</tr>
<tr>
<td>Of some importance</td>
<td>14</td>
<td>9%</td>
</tr>
<tr>
<td>Important</td>
<td>26</td>
<td>16%</td>
</tr>
<tr>
<td>Very important</td>
<td>47</td>
<td>29%</td>
</tr>
<tr>
<td>Essential</td>
<td>68</td>
<td>43%</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>159</strong></td>
<td><strong>100%</strong></td>
</tr>
</tbody>
</table>

Q5: The design team are currently considering a wide range variety of amenities and design options that may form part of the final regeneration plans for the Prison. Are there any specific ideas of feature that you would like the team to include in their considerations at this early stage?

This question sought to establish what respondents would like to see at the prison as part of the regeneration plans. The below sets out the specific ideas and how frequently they were mentioned.

<table>
<thead>
<tr>
<th>Features to be considered</th>
<th>Frequency</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>A museum / heritage centre</td>
<td>59</td>
<td>15%</td>
</tr>
<tr>
<td>Hotel</td>
<td>44</td>
<td>11%</td>
</tr>
<tr>
<td>Art gallery/Shops/restaurants</td>
<td>38</td>
<td>10%</td>
</tr>
<tr>
<td>Flats/homes</td>
<td>33</td>
<td>8%</td>
</tr>
<tr>
<td>Open space/park and gardens</td>
<td>28</td>
<td>7%</td>
</tr>
<tr>
<td>Incorporate riverside frontage into design</td>
<td>27</td>
<td>7%</td>
</tr>
<tr>
<td>Issue for consideration</td>
<td>Frequency</td>
<td>Percentage</td>
</tr>
<tr>
<td>------------------------------------------------------------------</td>
<td>-----------</td>
<td>------------</td>
</tr>
<tr>
<td><strong>Historical</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Would like the integrity of the building to be considered</td>
<td>20</td>
<td>18%</td>
</tr>
<tr>
<td>Would like the heritage of site to be considered</td>
<td>6</td>
<td>6%</td>
</tr>
<tr>
<td>Would like the archaeology to be investigated</td>
<td>2</td>
<td>2%</td>
</tr>
<tr>
<td><strong>Concerns about the development</strong></td>
<td>44</td>
<td>40%</td>
</tr>
<tr>
<td>Concerned that any development must benefit community</td>
<td>24</td>
<td>22%</td>
</tr>
<tr>
<td>Concerns that development must help regenerate the city</td>
<td>11</td>
<td>10%</td>
</tr>
<tr>
<td>Concerns that the development must be sympathetic to Gloucester and the docks</td>
<td>7</td>
<td>6%</td>
</tr>
</tbody>
</table>

**Q6: Do you have any further comments?**

This question provided space for respondents to elaborate on their response to previous questions, re-emphasise a point and introduce new comments and topics for consideration.
Concerned about parking and access | 1 | 1%
Concern about viability of more housing | 1 | 1%
Consultation | 31 | 29%
Would like further opportunity to look round and get more information | 13 | 12%
Enjoyed being able to see prison and pleased to be consulted | 10 | 9%
Happy to see the building be developed | 6 | 6%
Concern that plans have already been established | 1 | 1%
Residents must be kept informed | 1 | 1%
Negative comments | 5 | 5%
Does not want to see any more residential units | 5 | 5%
Total | 108 | 100%

The largest grouping of comments was concerning the development, including the need for the development to benefit the community and aid the regeneration of the city. The integrity of the building was also considered important in 18% of comments.

Comment sample

“I feel this is an amazing building with an enormous amount of history and as much history should be portrayed in whatever new build it becomes so people don’t forget what it used to be.”

“The boundary walls are important yet for the area to become part of the city openings are required to permit access.”

“Innovative thinking required – not just small apartments – community use (no gated community).”

“Tourism to be incorporated in historic buildings. Consider high market hotel. No more small flats the city is overrun with them at the docks – poor resale and poor let viability.”

“Needs to be open to the public and not just private use.”

“The prison could be refurbished into apartments keeping key features and the main structure.”

“It is important for development to fit in with landscape.”

“I would like the prison to be open to the public as a museum with information about the history of Gloucester.”

“The redevelopment of the prison offers the opportunity to kickstart the development of Blackfriars.”
Address data

By far the majority of the respondents who gave their address lived in Gloucester town, although there were some from further afield.

As can be seen from the map below, a number of those that provided an address lived very close to the site, which is marked in blue on the map.

Feedback – Stage Two of the Consultation

The feedback form consisted of nine questions plus an additional section for further comments. Eight of the questions centred on the four initial concept masterplans on display and the possible retention and removal of parts of the wall and different buildings across the site. 90 feedback forms were received to the second stage of public consultation.

Q1: Did you attend the first public consultation in May 2015?

87% of respondents had not attended the first stage of consultation, but 13% had and were engaging with the principle of developing the prison for a second time.

[Pie chart showing 77% No and 12% Yes]
Q2: Do you support the retention of the main building, gatehouse and wall; and the loss of the modern additions shown to be removed?

The vast majority (87%) were in favour of the retention of the main building, gatehouse and wall, and the removal of the modern additions.

Q3: If the answer to Q2 is ‘no’ please set out your concerns below so that these can be taken forward in our considerations in preparing the planning application.

Of those that had answered no to the previous question most would have liked to see the buildings retained and re-used.

<table>
<thead>
<tr>
<th>Comment</th>
<th>Frequency</th>
</tr>
</thead>
<tbody>
<tr>
<td>Find uses for the Modern Buildings</td>
<td>6</td>
</tr>
<tr>
<td>The buildings should be retained</td>
<td>5</td>
</tr>
<tr>
<td>The buildings should be restored</td>
<td>2</td>
</tr>
<tr>
<td>Total</td>
<td>13</td>
</tr>
</tbody>
</table>

Q4: Would you support the demolition of the buildings that are ‘in discussion for removal’ (coloured yellow on the Development Options board)?

81% of respondents supported the demolition of the buildings.
Q5: If the answer to Q4 is ‘no’ please set out your concerns below so that these can be taken forward in our considerations in preparing the planning application.

Of the 15 people that responded to this, two-thirds believed that there should be as much of the site retained as possible.

<table>
<thead>
<tr>
<th>Comments</th>
<th>Frequency</th>
</tr>
</thead>
<tbody>
<tr>
<td>As much as possible should be retained</td>
<td>10</td>
</tr>
<tr>
<td>Only remove if necessary</td>
<td>2</td>
</tr>
<tr>
<td>You are destroying history</td>
<td>1</td>
</tr>
<tr>
<td>Could they be used as office space</td>
<td>1</td>
</tr>
<tr>
<td>Restoration not removal</td>
<td>1</td>
</tr>
<tr>
<td>Total</td>
<td>15</td>
</tr>
</tbody>
</table>

Q6: Would you support the principle of removing some sections of the wall to improve access to the site?

81% of respondents supported the principle of removing some sections of the wall to improve access to the site.

39 respondents took the opportunity to set out their reasons for supporting (79%) or not supporting the principle (21%). A third supported the removal of sections of the wall but felt it should be minimised and a further 29% expressed support for the connectivity to the city and river this would bring. Of those that did not support the removal of sections of the wall, some commented that the wall is an integral part of the prison and its history and should not be removed.

<table>
<thead>
<tr>
<th>Comment</th>
<th>Frequency</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Supportive</strong></td>
<td>31</td>
<td>82%</td>
</tr>
<tr>
<td>Provided as little as possible is removed</td>
<td>13</td>
<td>34%</td>
</tr>
<tr>
<td>Linkage with the City &amp; River</td>
<td>9</td>
<td>24%</td>
</tr>
<tr>
<td>Less congestion if done</td>
<td>5</td>
<td>13%</td>
</tr>
<tr>
<td>Needs doing to prevent restricted views</td>
<td>3</td>
<td>8%</td>
</tr>
<tr>
<td>Only remove the modern wall</td>
<td>1</td>
<td>3%</td>
</tr>
<tr>
<td><strong>Not supportive</strong></td>
<td>8</td>
<td>18%</td>
</tr>
<tr>
<td>Only if essential to the works</td>
<td>3</td>
<td>8%</td>
</tr>
<tr>
<td>The wall is integral, don’t remove it</td>
<td>4</td>
<td>8%</td>
</tr>
<tr>
<td>There is easy access without removal</td>
<td>1</td>
<td>2%</td>
</tr>
<tr>
<td>Total</td>
<td>39</td>
<td>100%</td>
</tr>
</tbody>
</table>
Q7: Which of the four concept masterplan options do you consider most appropriate for the site?

When presented with the four concept masterplans, support was expressed for three of these with 23 respondents (31%) choosing Option B, 22 (29%) choosing Option D and 21 (28%) choosing Option A. These three options all proposed retaining key existing buildings on the site, while Option C proposed maximising the retention of the majority of existing buildings.

45 respondents chose to further explain their choice in the open comments section. The inclusion of connectivity to the riverside and city was welcomed by 28% and a further 18% commented favourably on the inclusion of open space, however 11% felt that the plan for the site required more landscaping and green space.

<table>
<thead>
<tr>
<th>Comment</th>
<th>Frequency</th>
</tr>
</thead>
<tbody>
<tr>
<td>Riverside &amp; City linkages</td>
<td>13</td>
</tr>
<tr>
<td>Likes the open space</td>
<td>8</td>
</tr>
<tr>
<td>Nothing Particular</td>
<td>5</td>
</tr>
<tr>
<td>Landscaping &amp; Green space is needed</td>
<td>5</td>
</tr>
<tr>
<td>Retain the site history</td>
<td>4</td>
</tr>
<tr>
<td>Please build a hotel</td>
<td>3</td>
</tr>
<tr>
<td>Build a homeless shelter</td>
<td>2</td>
</tr>
<tr>
<td>Retain the Walls</td>
<td>1</td>
</tr>
<tr>
<td>No affordable housing</td>
<td>1</td>
</tr>
<tr>
<td>A combination of all four</td>
<td>1</td>
</tr>
<tr>
<td>I haven’t seen the plans</td>
<td>1</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>44</strong></td>
</tr>
</tbody>
</table>
Q8: Which of the potential uses of the site identified at the Stage One consultation do you consider most important to be included in a viable mix of uses for the site?

Although this question asked respondents to identify the site use they considered most important to be included in a viable mix of uses for the site, many respondents selected more than one answer and as a consequence the response rate is higher than the number of respondents. Elements that individuals would like to see included was a museum/heritage centre (30%), residential (23%) and hotel (21%).

Q9: Our final proposals need to strike a balance between preserving the historic asset and providing affordable housing and financial contributions to the Council. Please indicate below which you believe is the priority.

The majority of respondents (86%) prioritised the need to preserve the historic asset of the site. 8% prioritised the need to provide affordable housing and 4% believed that providing other planning contributions to the council should be the priority.
Q10: Do you have any further comments?

This question provided space for respondents to expand on their response to previous questions, re-emphasise a point and introduce new comments and topics for consideration.

<table>
<thead>
<tr>
<th>Comment</th>
<th>Frequency</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Concerns</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>You must retain the heritage &amp; History</td>
<td>19</td>
<td>25%</td>
</tr>
<tr>
<td>No affordable housing</td>
<td>6</td>
<td>7%</td>
</tr>
<tr>
<td><strong>Design</strong></td>
<td>11</td>
<td>15%</td>
</tr>
<tr>
<td>River &amp; City linkage</td>
<td>7</td>
<td>9%</td>
</tr>
<tr>
<td>Flood defences are needed</td>
<td>2</td>
<td>3%</td>
</tr>
<tr>
<td>Design must be sensitive</td>
<td>2</td>
<td>3%</td>
</tr>
<tr>
<td><strong>Features to be included</strong></td>
<td>39</td>
<td>50%</td>
</tr>
<tr>
<td>Hotel</td>
<td>11</td>
<td>14%</td>
</tr>
<tr>
<td>Museum</td>
<td>7</td>
<td>9%</td>
</tr>
<tr>
<td>Residential</td>
<td>5</td>
<td>6%</td>
</tr>
<tr>
<td>Landscaped Gardens</td>
<td>4</td>
<td>5%</td>
</tr>
<tr>
<td>Art Gallery/Cultural Centre</td>
<td>4</td>
<td>5%</td>
</tr>
<tr>
<td>Affordable housing</td>
<td>3</td>
<td>4%</td>
</tr>
<tr>
<td>Homeless/Youth Centre</td>
<td>2</td>
<td>3%</td>
</tr>
<tr>
<td>Office Space</td>
<td>2</td>
<td>3%</td>
</tr>
<tr>
<td>Commercial Space</td>
<td>1</td>
<td>1%</td>
</tr>
<tr>
<td><strong>Other</strong></td>
<td>3</td>
<td>3%</td>
</tr>
<tr>
<td>Interested in the outcome</td>
<td>1</td>
<td>1%</td>
</tr>
<tr>
<td>Would like take away information sheets at future exhibitions</td>
<td>1</td>
<td>1%</td>
</tr>
<tr>
<td>What are you doing about potential remains still in the grounds?</td>
<td>1</td>
<td>1%</td>
</tr>
</tbody>
</table>

Total 77 100%

The largest grouping of comments concerned features individuals would like incorporated in the plans, including hotel, museum and housing. Over a quarter of respondents also stressed the importance of retaining the heritage and history of the site.

**Comment sample**

“[The Prison] has important historical & heritage value”

“A hotel in the listed part of the prison works”

“Improvements to the river frontage are important”

“[The prison should] start to really drive & set a standard for the city”

“I would welcome some sort of ‘cultural’ space to be included”
Address Data

As can be seen from the maps above, the majority of residents who gave their addresses on the feedback forms lived in Gloucester.

Feedback – Stage Three of the Consultation

The feedback form consisted of six questions asking respondents whether they approved of specific uses of the retained and new buildings; their views on the proposed vehicle and pedestrian access; and approach to landscaping. 54 feedback forms were received to the second stage of public consultation.

Q1: Did you attend the previous stages of public consultation?

Of the 54 respondents, more than half (58%) had not attended either of the Stage One or Stage Two consultations and only 15% had attended Stage One.
Q2: We are proposing a new vehicle access from Barrack Square through the wall next to the Gatehouse. Do you approve of this approach?

The vast majority (94%) supported a new vehicle access from Barrack Square into the site.

15 respondents chose to further explain their choice in the open comments section. Of these, 40% expressed support for the plans, while a further individual felt that the plans did not go far enough and that the wall should be removed. For the five respondents (33%) that did not support this approach, two raised concerns about the impact on roads, one believed that vehicle access should be limited while another felt that there should be more than one vehicle entrance to the site.

<table>
<thead>
<tr>
<th>Comment</th>
<th>Frequency</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Support for the plans</td>
<td>4</td>
<td>23%</td>
</tr>
<tr>
<td>Cause too much disruption</td>
<td>2</td>
<td>14%</td>
</tr>
<tr>
<td>Improvement of permeability is an asset</td>
<td>1</td>
<td>7%</td>
</tr>
<tr>
<td>Traffic management is sufficient</td>
<td>1</td>
<td>7%</td>
</tr>
<tr>
<td>Vehicle access should be limited</td>
<td>1</td>
<td>7%</td>
</tr>
<tr>
<td>One vehicle entrance is not enough</td>
<td>1</td>
<td>7%</td>
</tr>
<tr>
<td>Undecided</td>
<td>1</td>
<td>7%</td>
</tr>
<tr>
<td>Wants to see much of wall removed</td>
<td>1</td>
<td>7%</td>
</tr>
<tr>
<td>Good to have access to river and docks</td>
<td>1</td>
<td>7%</td>
</tr>
<tr>
<td>Prefer not but understand</td>
<td>1</td>
<td>7%</td>
</tr>
<tr>
<td>Pedestrians would have to walk around parked cars</td>
<td>1</td>
<td>7%</td>
</tr>
<tr>
<td>Total</td>
<td>15</td>
<td>100%</td>
</tr>
</tbody>
</table>

Q3: To connect the site to the City Centre and Docks we are proposing to create a pedestrian and cycle access. Do you approve of this approach?

Of the 52 respondents who answered this question, everyone approved of the plans to connect the site to the City Centre and Docks through the creation of a new pedestrian and cycle access. Most of the 18 respondents who chose to explain their response expressed their support for the approach further. Some individuals also expressed the need to include wheelchair friendly routes and private areas for residents.
Q4: To ensure viable long-term future for the former prison we are looking to provide only market-value homes on the site. Please let us know your thoughts on this approach.

Almost two thirds (64%) of those who responded to this question expressed support or understanding of the approach to provide only market-homes to ensure a viable long-term future for the site. Almost a quarter (24%) were opposed to this approach and believed that affordable housing should be provided; however, of these 20% acknowledged that viability influenced the ability to include affordable housing on the site.

<table>
<thead>
<tr>
<th>Comment</th>
<th>Frequency</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Approval</td>
<td>7</td>
<td>32%</td>
</tr>
<tr>
<td>Very important</td>
<td>5</td>
<td>23%</td>
</tr>
<tr>
<td>Access for public</td>
<td>2</td>
<td>9%</td>
</tr>
<tr>
<td>Improvement of permeability is an asset</td>
<td>1</td>
<td>4.5%</td>
</tr>
<tr>
<td>Will be an attractive link to city centre</td>
<td>1</td>
<td>4.5%</td>
</tr>
<tr>
<td>Should be between Quays-Centre and Barbican Road - Quay</td>
<td>1</td>
<td>4.5%</td>
</tr>
<tr>
<td>Necessary to have separate entrance</td>
<td>1</td>
<td>4.5%</td>
</tr>
<tr>
<td>Anything that increases cycle access is good</td>
<td>1</td>
<td>4.5%</td>
</tr>
<tr>
<td>Should be attractive</td>
<td>1</td>
<td>4.5%</td>
</tr>
<tr>
<td>Private areas for residents</td>
<td>1</td>
<td>4.5%</td>
</tr>
<tr>
<td>Should provide wheelchair friendly routes</td>
<td>1</td>
<td>4.5%</td>
</tr>
<tr>
<td>Total</td>
<td>22</td>
<td>100%</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Comment</th>
<th>Frequency</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Affordable provision</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Good idea</td>
<td>14</td>
<td>33%</td>
</tr>
<tr>
<td>Affordable should be included</td>
<td>5</td>
<td>11%</td>
</tr>
<tr>
<td>It's a difficult and expensive site to preserve</td>
<td>3</td>
<td>7%</td>
</tr>
<tr>
<td>Homes need to be high quality</td>
<td>2</td>
<td>5%</td>
</tr>
<tr>
<td>Affordable should be included unless unviable</td>
<td>2</td>
<td>5%</td>
</tr>
<tr>
<td>Other areas should be used for social housing</td>
<td>2</td>
<td>5%</td>
</tr>
<tr>
<td>Disagree strongly</td>
<td>2</td>
<td>5%</td>
</tr>
<tr>
<td>Historical preservation is more important</td>
<td>2</td>
<td>5%</td>
</tr>
<tr>
<td>The financial investment in people's homes will create responsibility</td>
<td>1</td>
<td>2%</td>
</tr>
<tr>
<td>Good that you have considered everyone in plans</td>
<td>1</td>
<td>2%</td>
</tr>
<tr>
<td>More single person homes should be included</td>
<td>1</td>
<td>2%</td>
</tr>
<tr>
<td>Homes should not be investment properties</td>
<td>1</td>
<td>2%</td>
</tr>
<tr>
<td>Accessible to public</td>
<td>1</td>
<td>2%</td>
</tr>
<tr>
<td>As long as homes are kept to high standard</td>
<td>1</td>
<td>2%</td>
</tr>
<tr>
<td>Necessary</td>
<td>1</td>
<td>2%</td>
</tr>
<tr>
<td>Should not be written off as impossible to include affordable</td>
<td>1</td>
<td>2%</td>
</tr>
<tr>
<td>Too many units leads to too many vehicles</td>
<td>1</td>
<td>2%</td>
</tr>
<tr>
<td>Viability open to question</td>
<td>1</td>
<td>2%</td>
</tr>
</tbody>
</table>
Q5: We are looking to sensitively convert the Chapel for new uses. The first floor would be converted into two duplex apartments, incorporating the existing arch-headed windows. On the ground floor there would be a café with outdoor seating area. The café could also provide a visitor/heritage centre. Do you support our approach for the Chapel?

There was much support (83%) for the conversion of the chapel to provide apartments and a café with outdoor seating area.

Those that supported the sub-division of the Chapel welcomed the inclusion of a public café and there was support for a heritage space. Other ideas were put forward for public use of the chapel, including exhibition, education and community space. Heritage was also important both of the site and chapel.

7 (78%) of those that did not support the sub-division of the Chapel believed that more of the building should be made available for public use.

<table>
<thead>
<tr>
<th>Comment</th>
<th>Frequency</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>More of the building should be open to general public</td>
<td>4</td>
<td>10%</td>
</tr>
<tr>
<td>Visitor/heritage centre</td>
<td>4</td>
<td>10%</td>
</tr>
<tr>
<td>Good idea</td>
<td>2</td>
<td>4%</td>
</tr>
<tr>
<td>Should be a café bar</td>
<td>2</td>
<td>4%</td>
</tr>
<tr>
<td>Like plan for ground floor</td>
<td>2</td>
<td>4%</td>
</tr>
<tr>
<td>Heritage or leisure centre would be an attraction</td>
<td>1</td>
<td>3%</td>
</tr>
<tr>
<td>Top floor should have more communal use</td>
<td>1</td>
<td>3%</td>
</tr>
<tr>
<td>Use for lectures</td>
<td>1</td>
<td>3%</td>
</tr>
<tr>
<td>Public use is preferred</td>
<td>1</td>
<td>3%</td>
</tr>
<tr>
<td>Café outdoor area is good idea</td>
<td>1</td>
<td>3%</td>
</tr>
<tr>
<td>More cafés or independent shops</td>
<td>1</td>
<td>3%</td>
</tr>
<tr>
<td>Should be theatre or concert hall</td>
<td>1</td>
<td>3%</td>
</tr>
<tr>
<td>Outside seating won’t work with constricted</td>
<td>1</td>
<td>3%</td>
</tr>
</tbody>
</table>
Q6. Our landscape design would create a series of different outdoor spaces and courtyards and include new trees, planting and seating. As part of this, we intend to use paving to outline the site of the Castle Keep. Do you approve of our landscaping design?

The vast majority of respondents (92%) supported the landscape designs for the site that includes using paving to outline the site of the Castle Keep. Almost a quarter (24%) of those who chose to expand on their response welcomed the approach to paving the outline of the Castle Keep. Two people felt that this aspect did not go far enough and included a suggestion to make the Keep visible beneath a glass cover.

Among other comments received, suggestions included softening the landscaping, the inclusion of trees, green wall and elements to encourage wildlife. Lighting was also considered important.
<table>
<thead>
<tr>
<th>Comment</th>
<th>Frequency</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Landscaping</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Landscaping is austere</td>
<td>2</td>
<td>8%</td>
</tr>
<tr>
<td>Soft elements like trees are crucial</td>
<td>1</td>
<td>4%</td>
</tr>
<tr>
<td>Looks amazing</td>
<td>1</td>
<td>4%</td>
</tr>
<tr>
<td>Should be good for environment</td>
<td>1</td>
<td>4%</td>
</tr>
<tr>
<td>More greenspaces and places for wildlife</td>
<td>1</td>
<td>4%</td>
</tr>
<tr>
<td>Trees should be kept in proportion</td>
<td>1</td>
<td>4%</td>
</tr>
<tr>
<td>Lighting is important</td>
<td>1</td>
<td>4%</td>
</tr>
<tr>
<td>Should use permeable surfaces</td>
<td>1</td>
<td>4%</td>
</tr>
<tr>
<td>Use British trees</td>
<td>1</td>
<td>4%</td>
</tr>
<tr>
<td>Green walls and vertical approaches should be considered</td>
<td>1</td>
<td>4%</td>
</tr>
<tr>
<td>Do not use willow trees</td>
<td>1</td>
<td>4%</td>
</tr>
<tr>
<td>Too much hard landscaping for car parking</td>
<td>1</td>
<td>4%</td>
</tr>
<tr>
<td><strong>Heritage</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Like retaining the keeps outline</td>
<td>4</td>
<td>16%</td>
</tr>
<tr>
<td>Good to recognise heritage/history</td>
<td>2</td>
<td>8%</td>
</tr>
<tr>
<td>History should be more than just a street name</td>
<td>1</td>
<td>4%</td>
</tr>
<tr>
<td>Tree roots may impact buried history</td>
<td>1</td>
<td>4%</td>
</tr>
<tr>
<td>Stronger reference to castle keep</td>
<td>1</td>
<td>4%</td>
</tr>
<tr>
<td>Part glass outline to castle keep</td>
<td>1</td>
<td>4%</td>
</tr>
<tr>
<td><strong>Access</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Easy access for disabled</td>
<td>1</td>
<td>4%</td>
</tr>
<tr>
<td>Public access</td>
<td>1</td>
<td>4%</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td>25</td>
<td>100%</td>
</tr>
</tbody>
</table>

**Q7. Please provide any general comments you may have or issues to be considered for Gloucester Prison?**

This question provided space for respondents to expand on their response to previous questions, re-emphasize a point and introduce new comments and topics for consideration.

**Open comments**

<table>
<thead>
<tr>
<th>Comment</th>
<th>Frequency</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Design</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Existing wall be lowered</td>
<td>5</td>
<td>12%</td>
</tr>
<tr>
<td>Design sympathetic to sites history</td>
<td>3</td>
<td>8%</td>
</tr>
<tr>
<td>Integrate the river frontage with development</td>
<td>3</td>
<td>8%</td>
</tr>
<tr>
<td>Homes should be high quality</td>
<td>2</td>
<td>4%</td>
</tr>
<tr>
<td>Concern over cladding on western apartments</td>
<td>2</td>
<td>4%</td>
</tr>
<tr>
<td>Dislike flat pitch roofs</td>
<td>2</td>
<td>4%</td>
</tr>
<tr>
<td>Concern over retaining wall on Quayside</td>
<td>2</td>
<td>4%</td>
</tr>
<tr>
<td>Concern over density</td>
<td>1</td>
<td>1%</td>
</tr>
<tr>
<td>Exterior flats not appealing</td>
<td>1</td>
<td>1%</td>
</tr>
<tr>
<td>Topic</td>
<td>Value</td>
<td></td>
</tr>
<tr>
<td>--------------------------------------------</td>
<td>-------</td>
<td></td>
</tr>
<tr>
<td>Dislike western apartment buildings</td>
<td>1</td>
<td></td>
</tr>
<tr>
<td>Dislike wall fronting the quay</td>
<td>1</td>
<td></td>
</tr>
<tr>
<td>Contribution to pedestrianisation of promenade</td>
<td>1</td>
<td></td>
</tr>
<tr>
<td>Should link to the Quay &amp; Westgate &amp; Commercial Rd</td>
<td>1</td>
<td></td>
</tr>
<tr>
<td>A more Tudor or Castle approach to design</td>
<td>1</td>
<td></td>
</tr>
<tr>
<td>Please use best quality materials</td>
<td>1</td>
<td></td>
</tr>
<tr>
<td><strong>Traffic, Parking &amp; Infrastructure</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Traffic concerns</td>
<td>2</td>
<td></td>
</tr>
<tr>
<td>Local infrastructure capacity concerns</td>
<td>1</td>
<td></td>
</tr>
<tr>
<td>Concern over narrowing road beside the water</td>
<td>1</td>
<td></td>
</tr>
<tr>
<td>Cars parked underground/concealed</td>
<td>1</td>
<td></td>
</tr>
<tr>
<td><strong>Heritage</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Retain as much of the old prison as possible</td>
<td>1</td>
<td></td>
</tr>
<tr>
<td>Heritage space used for models of Roman prison</td>
<td>1</td>
<td></td>
</tr>
<tr>
<td>Retain a cell for the public</td>
<td>1</td>
<td></td>
</tr>
<tr>
<td>Miniature exhibition for public</td>
<td>1</td>
<td></td>
</tr>
<tr>
<td>Should include a theatre/concert hall</td>
<td>1</td>
<td></td>
</tr>
<tr>
<td>Important part to Gloucester</td>
<td>1</td>
<td></td>
</tr>
<tr>
<td><strong>Landscaping</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Keep trees to a minimum</td>
<td>1</td>
<td></td>
</tr>
<tr>
<td><strong>Use of prison</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Housing not an appropriate use</td>
<td>1</td>
<td></td>
</tr>
<tr>
<td>Keep access open to public</td>
<td>1</td>
<td></td>
</tr>
<tr>
<td>Should be a museum/hotel</td>
<td>1</td>
<td></td>
</tr>
<tr>
<td>Include small businesses on site</td>
<td>1</td>
<td></td>
</tr>
<tr>
<td>Should be more public amenity space and mixed use</td>
<td>1</td>
<td></td>
</tr>
<tr>
<td>Should not be just another housing development</td>
<td>1</td>
<td></td>
</tr>
<tr>
<td><strong>General</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Site put to good use</td>
<td>4</td>
<td></td>
</tr>
<tr>
<td>Approve of plans</td>
<td>4</td>
<td></td>
</tr>
<tr>
<td>Concern over upkeep of properties</td>
<td>2</td>
<td></td>
</tr>
<tr>
<td>Development will enhance current area</td>
<td>1</td>
<td></td>
</tr>
<tr>
<td>Wanted take home brochure</td>
<td>1</td>
<td></td>
</tr>
<tr>
<td>Previous questions have been solved</td>
<td>1</td>
<td></td>
</tr>
<tr>
<td>Dislike plans</td>
<td>1</td>
<td></td>
</tr>
<tr>
<td>Not concerned about lack of developer contributions</td>
<td>1</td>
<td></td>
</tr>
<tr>
<td>Great company</td>
<td>1</td>
<td></td>
</tr>
</tbody>
</table>
Comment sample

“Anything which improves the permeability of the site will be an asset for the city”.

“A mixed space building will benefit the community and surrounding area, providing a focal point for this new community”.

“Disappointed given Gloucester is championing heritage led regeneration, for public access that this is a pure residential scheme; you are missing a big opportunity.”

“The wall on the west and south side of the development appear far too high and prominent, needs to be lower and more permeable.”

“[The plans are a] worthwhile and positive use of the building. Good luck.”

“The site must be accessible to local people as its part of the city’s heritage.”

“The shape of the top of the buildings seemed a little underwhelming.”

Address data

As can be seen from the maps above, the majority of residents who gave their addresses on the feedback forms lived in Gloucester.
Responses

The feedback received during the public consultation programme has been fully considered by the project team and the table below highlights City & Country’s response to the key issues:

<table>
<thead>
<tr>
<th>Topic</th>
<th>Response</th>
</tr>
</thead>
</table>
| Historic assets  | Protecting and enhancing the historic assets is perceived as important to respondents and in line with guidance from the Government’s National Planning Policy Framework and City & Country’s own values, the design has placed considerable emphasis on preserving and restoring the heritage assets, including the Grade II* listed Main Cell Block and Grade II listed Outer Gatehouse, Governors’ House and perimeter walls.  
                                                                                                                                                                                                                                                                                                                                 |
| Perimeter Walls  | The proposed demolition of the mainly 20th century fabric, buildings and structures would better reveal and enhance the heritage significance of the historic assets and their setting. In terms of the perimeter walls, in response to comments received during the pre-application process City & Country have designed an innovative solution so that the length of perimeter wall fronting Barrack Square up to the Outer Gatehouse can be retained and adapted to form the north elevation of a new apartment block. This will help to introduce activity and vibrancy along Barrack Square, creating a relationship with the future redevelopment of the Quayside House site to the north. City & Country’s proposals also retain the entire length of the Grade II listed section of the prison wall on the western side between the Gatehouse and the former Governor’s House.  
                                                                                                                                                                                                                                                                                                                                 |
| Chapel           | Within the Chapel, City & Country’s proposals include the provision of a café/heritage centre at ground floor, which is envisaged would become a community hub of the development and a place where residents and visitors can relax or find out more information on the history of the site including its archaeological remains. However, finding a new viable use for the large single volume space at first floor is a challenge and, in finalising the redevelopment proposals for the site, City & Country have received extensive advice from property experts Jones Lang LaSalle (JLL) on the potential use of this space.  
                                                                                                                                                                                                                                                                                                                                 |
|                 | JLL’s report, which has been submitted as part of the application, has identified that there is currently no certainty that a commercial or other non-residential use of the double height space in the Chapel would provide a sustainable or viable use in the long-term. Based on this uncertainty, and the prospect of a commercial end user not being found meaning the space could be left empty for years to come, it is proposed to sub-divide the single volume space |

A few people expressed a desire for the entire Chapel to be maintained for community use, with suggestions that it be an events venue, educational centre and to include more cafés and shops.
in the Chapel for a residential use as this would ensure that a sustainable and viable future use of this space can be secured.

<table>
<thead>
<tr>
<th>Archaeology</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Castle Keep:</strong> A few people suggested that the visibility of the medieval keep be maintained by partly/covering with glass.</td>
</tr>
<tr>
<td>The medieval archaeological remains underneath the former prison site are significantly important. City &amp; Country’s proposals for the site will preserve the remains of the Castle Keep in situ and new buildings have been carefully positioned to avoid the known medieval archaeology including the Keep.</td>
</tr>
<tr>
<td>Following feedback from the public consultation, City &amp; Country have explored the potential to expose part of the medieval Keep and the submitted scheme includes proposals for a glass viewing chamber so that part of the Keep wall can be viewed. The long-term preservation and maintenance of the exposed remains will be agreed with Historic England and Gloucester City Council’s Archaeologist as part of the planning application.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Housing</th>
</tr>
</thead>
<tbody>
<tr>
<td>Although many respondents were supportive of the approach to housing, five people stressed the need to include affordable housing on the site.</td>
</tr>
<tr>
<td>City &amp; Country is proposing 204 new homes through a range of 1, 2 and 3 bed apartments by converting the retained listed buildings and constructing a number of new buildings on the site following the removal of non-listed structures. The proposals are important to meeting the housing need for Gloucester and bringing forward a new viable use for the historic prison site.</td>
</tr>
<tr>
<td>City &amp; Country and GCC will be jointly appointing a viability consultant to independently review the scheme and understand whether it can support any affordable housing in light of the cost of retaining and restoring the sites heritage assets.</td>
</tr>
<tr>
<td>In respect of other potential uses for the site, following pre-application discussions with GCC and Historic England it has been agreed that a residential-led development would provide a new sustainable and viable use for the heritage assets at the site and would assist in the wider regeneration in this part of Gloucester’s city centre. The addition of a café/heritage centre within the Chapel will provide a community hub for the site and will and the proposed outdoor seating area will allow visitors and residents to enjoy the site and its historic setting.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Transport and access</th>
</tr>
</thead>
<tbody>
<tr>
<td>There was support for the new vehicle access from Barrack Square through the wall next to the Gatehouse, with one person believing it did not go far enough and should have more than one vehicle entrance, while another felt the site is well placed to benefit from alternative modes of transport to the car. The site will be self-sufficient in terms of providing car and cycle parking for its residents and avoid overspill parking along surrounding streets. The application is accompanied by a Transport Assessment, which has assessed the existing highway capacity on the surrounding road network and the impact of the proposed development on this. The assessment demonstrates that the existing highway network has capacity to accommodate the additional traffic generated by the proposed development.</td>
</tr>
<tr>
<td>The site is well placed to benefit from alternative modes of transport to the car. The site will be self-sufficient in terms of providing car and cycle parking for its residents and avoid overspill parking along surrounding streets. The application is accompanied by a Transport Assessment, which has assessed the existing highway capacity on the surrounding road network and the impact of the proposed development on this. The assessment demonstrates that the existing highway network has capacity to accommodate the additional traffic generated by the proposed development.</td>
</tr>
</tbody>
</table>
that vehicle access should be limited to encourage pedestrianisation of the quay.

Some concerns were raised about the traffic impact on local roads and there were two requests for traffic light controls to be put in place.

The approach to pedestrian and cycle access was welcomed by respondents, with an ambition for these to link the site to the city centre and the quay.

A couple of people requested that the pedestrian route be wheelchair-friendly and be accessible to the public.

Design

A few people commented on the proposed design of the buildings with one person commenting that it looked austere and would benefit from a lighter finish, such as render or cladding. Another felt that the exterior design was unappealing, while one person was opposed to the flat roofs and suggested low pitched roofs instead.

Since the third consultation event, City & Country still propose the main vehicular access for the site to be located along Barrack Square however the submitted scheme now proposes a one-way in, one-way out vehicular access having removed the originally planned access point adjacent to the existing Gatehouse. This will allow site traffic to be more easily managed and modifications are proposed to the existing parking bays along the southern side of Barrack Square to ensure that sufficient visibility can be achieved for exiting traffic. An emergency access for vehicles will be provided at the southern end of the site allowing access to/from Commercial Road and this point or access is likely to be controlled by way of retractable bollards.

Dedicated pedestrian-only access for the site for residents and visitors will be provided from The Quay or from Barrack Square through the existing Gatehouse. Once within the site, the landscape scheme has been carefully designed to ensure that it is a pedestrian-focused environment with clear routes allowing residents and visitors to navigate safely around the site without conflicting with traffic. There will be no significant level changes across the site and all routes will be paved in suitable materials so that the site is wheelchair-friendly.

The design of new buildings is a highly subjective issue and draws a broad range of responses on any project. A huge amount of work has gone into the development and consultation of the designs of the proposed new buildings on this development.

The new buildings at Gloucester Gaol must sit within a highly sensitive historic context and respect the character of some very austere former institutional prison buildings, whilst also be attractive as residential dwellings and part of the ‘place making’ of the former prison site.

The brick prison buildings, wider context of the Civic character area, the adjacent docks and the broader city suggested a masonry appearance to the development, rather than rendered buildings (which often require a large amount of maintenance to keep clean/redecorate). The red brick provides familiarity with the local context; a second material of light-coloured seamed metal cladding, used on the rooflines, upper storeys, balconies and windows of the new buildings is designed to be lighter (both in colour, and metaphorically, against a material palette of red brick).

All of the proposed materials for new buildings will be approved by Planning and Conservation Officers – either through the statutory
36

applications or conditions of permissions granted.

The proposal for flat roofs to the lower (4-storey) blocks was primarily designed to keep the building height to a minimum, mitigating visual impact on long range views into, and beyond the prison site. Flat roofs also provided a discreet possible site for PV arrays. In response to consultation however, hipped, low-pitched roofs and double-pitched rooflines are included within the revised designs for the new buildings.

<table>
<thead>
<tr>
<th>Landscape</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Two respondents felt that the landscape plan was too austere and another suggested green walls/vertical planting to soften the design.</strong></td>
</tr>
<tr>
<td><strong>While trees were considered important by some people, one suggested that the use of trees be proportionate to the history of the site and another requested native tree use.</strong></td>
</tr>
<tr>
<td><strong>One person stressed the importance of lighting within the landscape plan.</strong></td>
</tr>
<tr>
<td><strong>As with the design of new buildings within the site, the hard landscape treatment is an important aspect of the historic character of the former prison. At the time of the prison’s closure all landscape areas within the site were tarmac hard standing.</strong></td>
</tr>
<tr>
<td><strong>The proposed landscape design has sought to find a balance between retaining a very ‘hard’ feel to the spaces between the buildings, but also to use soft landscaping in a creative and intelligent way to help provide a new, more welcoming and accessible environment for people who live in and visit the site. Hard landscape areas, in new high-quality materials will allow cars and service vehicles to circulate within the site, but soft landscaping will demark areas for dwelling and recreation, screen surface car parking and provide outdoor areas associated with the private domain of dwellings at ground floor.</strong></td>
</tr>
<tr>
<td><strong>Tree planting is proposed as part of the soft landscaping design; the overall number of trees has been reduced however to provide a better balance of hard and soft surface treatments and protect surviving below-ground archeology.</strong></td>
</tr>
<tr>
<td><strong>External lighting is an important part of the landscape design, and will need to provide a balance between appropriate lighting levels to allow safe circulation within the site, accentuating the presentation of the ground plane and landscape, but not creating any light pollution or other problems to local residents or protected wildlife. It is likely that external lighting proposals will be developed in detail as a condition of any Planning or Listed Building Consent.</strong></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Consultation</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>One respondent was disappointed that a brochure was not available, as there was a lot of information.</strong></td>
</tr>
<tr>
<td><strong>A pdf of the boards was made available on the project website to enable the community to study the information at their leisure. Paper copies of the boards were also sent by post, on request.</strong></td>
</tr>
<tr>
<td>Other</td>
</tr>
<tr>
<td>----------------------------------------------------------------------</td>
</tr>
<tr>
<td>One respondent raised concern about the long-term upkeep of the development and another person raised concerns about the potential impact of the development on local infrastructure, such as health services.</td>
</tr>
</tbody>
</table>
Conclusions

In line with local and national guidance, City & Country has undertaken an agreed programme of consultation to engage with local residents, stakeholders and elected representatives on the proposals for the former Gloucester Prison. The extensive consultation that has been undertaken has helped City & Country to understand local people’s views and guide the evolution of the development proposals.

Consultation took place over three phases, with a focus at each stage on public consultation events. The first consultation event was held in May 2015 and the Stage Two consultation was held in July 2015. Extensive archaeology investigations on the site then followed that revealed the medieval Castle Keep and time was taken to engage with officers at GCC, Historic England and other consultees towards finding a way forward for development that would minimise the impact on the most significant archaeology. The final pre-application consultation event was then able to take place in February 2017. All three stages took place at the former prison site itself, providing attendees the opportunity to view the existing prison buildings, including the interior of the main Victorian cell block which will be retained and converted as part of City & Country’s proposals.

The first event was attended by over 550 people and 160 feedback forms were received during and following the event. Analysis of these forms showed that an overwhelming majority of respondents (93%) supported the restoration and preservation of Gloucester Prison, with 43% of respondents viewing the main Victorian structure as the most important element of the prison to be enhanced and preserved, followed by the gatehouse and main gates (17%) and cells and internal layout (15%). The most frequent specific comments that were raised in relation to the amenities and design that should be included in the final proposals were a museum/heritage centre (15%), hotel (11%), art gallery/shops/restaurant (10%), flats/homes (8%) and open space/park/gardens (7%).

Following the first stage of consultation, City & Country reviewed the feedback received and started the design process, taking into consideration specific suggestions for the site, including museum and leisure facilities, while preserving the buildings of historic value including the Victorian cell block, the Grade II listed gatehouse and the walls. There was also support at this stage for the site to connect the city centre to the river/docks.

The second stage of consultation was attended by approximately 300 people and 90 feedback forms were received. At this stage attendees were able to view four initial concept masterplans for the site, with an almost equal number expressing support for Option A (21%), Option B (23%) and Option D (22%), which proposed retaining key existing buildings on the site. There was also much support for the principle of removing some sections of the wall to improve access to the site (82%).

The second stage of public consultation provided invaluable feedback on the amenity and design preferences of local residents and these were taken on board as we developed plans that were sensitive to the unearthed castle keep. The preferred option that included the redesign of the chapel to provide apartments and public café with outdoor seating area was then presented to local residents, political representatives and community groups in January 2017 for views and comments.

Over 350 people attended the third stage of public consultation and 54 feedback forms were received. Attendees were asked for their views on a new vehicle access from Barrack Square through the wall next to the gatehouse, supported by 94%; a pedestrian and cycle access to connect the site to the City Centre and
Docks, which was supported by 100% of respondents; and the conversion of the chapel, supported by 83%. City & Country also explained that to secure a viable future for the prison, no affordable housing was proposed on the site. This was supported or understood by 64% of respondents.

The design for the development of the former Gloucester prison has progressed in a linear fashion since the Stage 3 consultation event held on 9 February 2017. The most significant changes are as follows:

- Review of new building rooflines and associated height to mitigate visual impact on local context;
- Review of apartment layouts and ground floor planning to coordinate site access, circulation and appropriate car parking provision;
- Exploration of alternative uses for Chapel, with associated economic appraisal;
- Development of masterplan to retain all sections of existing perimeter wall, and coordinate design for new boundary treatments, including adaptations to the perimeter wall;
- Detailed development of new building elevations and apartment planning;
- Development of landscape masterplan to coordinate with opportunities for archaeological interpretation/exposure;
- Development of details, such as window enlargement in historic buildings based on technical review and site investigations; and
- Agreement on external landscape and building levels and associated drainage for flood risk assessments and sustainability requirements.

City & Country has been committed to understanding the views of the local community and stakeholders as it developed plans to redevelop the former Gloucester Prison. Throughout the extensive consultation process, City & Country has offered to meet and has met with a wide range of local stakeholders and liaised closely with Gloucester City Council to ensure the site would support the Council’s own plans for regeneration of the Blackfriars area of Gloucester.

Going forward, City & Country is keen to maintain an open dialogue and will be holding an information session following submission of the application. At this event, all stakeholders and attendees from the previous stages of consultation will be offered the opportunity to view the submitted proposals and receive information on how to take part in Gloucester City Council’s consultation on the plans.
Appendix 1: Stage One Invitation Letters

Ref: 20150410/RW/PPS

29 April 2015

Dear

Re: Presentation & Stakeholder Consultation – Finding a new use for HM Prison Gloucester

You may be aware that City & Country Group, the award-winning restoration and conservation specialist, acquired HM Prison Gloucester, following the purchase from the Ministry of State for Justice late last year, having been closed since 2013.

We are now beginning to look at options for the site and we are keen to speak to local people and stakeholders at this early stage and to listen to your views to help us further understand local aspirations for the site, before we progress and bring forward development plans later this year.

This first phase of consultation presents an opportunity to meet the City & Country team, find out more about our values and previous work and to learn more about the prison. There will be opportunities later in the year to view development plans as they progress.

Stakeholder presentation - As an important local representative, we are inviting you to attend a private session on Thursday 14th May at Gloucester Prison. It would be appreciated if you could arrive at 12.15pm so that the presentation and Q&A session can start at 12.30pm. There will then be an opportunity to view our display boards and hold more informal conversations with members of the team. The presentation will be finished by 2pm and include a buffet lunch.

If you cannot attend at this time, we will be holding a public exhibition on the same day between 3pm-8pm. The presentation will not be shown during this public viewing, but members of the team and display boards will be available speak to and view.

RSVP- So that we can manage the number of attendees appropriately for the private presentation, please confirm your attendance by sending an email to deb.campbell@ppsgroup.co.uk. Please note that due to the age of the building there are steps and uneven surfaces, so unfortunately we are unable to guarantee step free disabled access.

If you have any queries regarding the exhibition, please do contact us on our community information line 0800 169 6507. Further information can also be found on our website, www.cityandcountry.co.uk.

I look forward to seeing you at the event.

Yours sincerely

Helen Moore
Managing Director
29 April 2015

Dear Residents

Re: Public Consultation – Finding a new use for HM Prison Gloucester

You may be aware that City & Country Group, the award-winning restoration and conservation specialist, acquired HM Prison Gloucester, following the purchase from the Ministry of State for Justice late last year, having been closed since 2013.

We are now beginning to look at options for the site and we are keen to speak to local people and stakeholders at this early stage and to listen to your views to help us further understand local aspirations for the site, before we progress and bring forward development plans later this year.

This first phase of consultation presents an opportunity to meet the City & Country team, find out more about our values and previous work and to learn more about the prison. There will be opportunities later in the year to view development plans as they progress.

Public exhibition – we will be holding a public exhibition on Thursday 14th May at Gloucester Prison. The exhibition will take place from 3pm – 8pm where you will be able to speak to members of the team and view the display boards.

Please note that due to the age of the building there are steps and uneven surfaces, so unfortunately we are unable to guarantee step free disabled access. The access to the Prison is off Barack Square. Please also note that there is no parking on site.

If you have any queries regarding the exhibition, please do contact us on our community information line 0800 169 6507. Further information can also be found on our website, www.cityandcountry.co.uk.

I look forward to seeing you at the event.

Yours sincerely

Helen Moore
Managing Director
Appendix 2: Stage One Advert and Press Coverage

FIRST PUBLIC CONSULTATION ON THE FUTURE OF
HM PRISON GLOUCESTER

City & Country, the award winning restoration and conservation specialist would
like to invite the local community to the first Public Consultation on the future
of HM Prison Gloucester.

The consultation will introduce City & Country, showcase our experience and
provide the local community with the opportunity to share their knowledge,
vvisions and aspirations for this unique site.

The consultation will be held on Thursday 14th May between 3pm - 8pm
at HM Prison Gloucester, Barrack Square, GL1 2JN

www.cityandcountry.co.uk

CITY & COUNTRY
Public consultation on future of Gloucester prison

Developer City & Country will be holding the first public consultation on the future of HMP Prison Gloucester next Thursday.

The consultation will provide an opportunity for the local community to share their knowledge, visions and aspirations for the unique site, whilst also allowing the public to find out more about City & Country.

Helen Moore, Managing Director of City & Country, said: “We look forward to welcoming the public to the first consultation regarding the future of HMP Prison Gloucester. We are keen to hear all comments on how best to secure the site's future and want to ensure all considerations are taken into account.

“City & Country has a vast range of expertise in heritage development and we have transformed some very challenging buildings, securing their use for the benefit of future generations. We are confident that we can deliver a new scheme in Gloucester that plays a significant role in the greater regeneration of the Blackfriars area.”

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Video: Man climbs "CD Rack" in Gloucester

The consultation will be held between 3pm and 8pm at HMP Prison Gloucester, Barnack Square, Gloucester, GL1 2JN. For queries regarding the exhibition, members of the public are asked to contact the community information line on: 0800 199 4557
Citizens step inside prison to have a say on its future

By Hayley Mortimer
hayley.mortimer@glosmedia.co.uk
Twitter @HayleyMortimer
01452 688 829

LAWARDING: people got the chance to sit in the empty cells at Gloucester Prison as part of a consultation on its future use.

The site's new owners City and Country invited them to share their thoughts on what should be done with the jail, which is 239 years old in places.

Hundreds took part in the consultation and were able to walk the verity-deserted corridors, empty rooms and exercise yard.

Liz MacDaid, 57, from Stowbridge, said: "A hotel would be great for visitors travelling through Gloucestershire."

Meanwhile, mum Zara Holmes took her nine-year-old son Max for a look around the prison after school. She said: "It would be amazing if they turned it into flats and apartments."

Max added: "They should keep it like it is so people can walk around and see what it is like to be a prisoner."

"I think it would be really interesting and fun."

City and Country is working on an development plans, which are likely to be mixed-use schemes including homes with assisted living units, shops and social amenity areas.

The firm hopes to submit a planning application later this year.

Its head of planning Richard Wisborough said: "The main focus is to get ideas so that we know what people like about the building and what should stay."

"A number of uses have been suggested and residential is one of them."

"We want to come back in a couple of months with a better idea of what we are going to do."

Mr Wisborough added: "We have been blown away by the enthusiasm of visitors."

"This is a community building in the middle of the city and people feel a connection with it so we want to embrace that."

"As a company, we are keen to keep the history and we pride ourselves in working with the heritage."

The former jail
‘Let’s put our stamp on a design for city’

By Hayley Mortimer
hayley.mortimer@glasmedia.co.uk
Twitter @HayleyMortimer
01452 696 229

REGENERATION projects at Gloucester Prison, Blackfriars, the new bus station and King’s Quarter will transform the look of the city. But Jason Smith, the man at the helm of promoting the city through Marketing Gloucester, believes guidelines should be in place to ensure continuity across the projects.

“Gloucester has been presented with a once-in-a-lifetime opportunity to define the look and feel of the city,” he said.

“We should be looking to develop guidelines for a new vernacular architecture for Gloucester.”

“Too many major developments have been imposed on the city in a watered down homogenous form. By developing a vernacular, influencers and visionaries have a chance to help define what Gloucester is to its citizens and the wider world.”

Mr Smith believes Gloucester Cathedral should inspire future regeneration projects.

“This piece of architecture was created by local craftsmen using local materials,” he said.

“It should be the touchstone for developing the new vernacular.”

“Without being rigid, we should be looking to develop an architectural palette of materials and design themes that will enable visitors and locals alike to identify the new developments as being uniquely Gloucester.”

EDITOR’S COMMENT
NO-ONE wanted to be locked up in Gloucester Prison but now it is closed plenty of us fancy catching a glimpse inside the historic jail. Like it or not, it is a landmark in our city and the plans for it must take into account its heritage as well as its future potential.

Follow Jenny on Twitter @JennyEGlou

the carpenter

Geoff Medcalf, 67, from Gloucester:
“I worked at Gloucester Prison as a carpenter for 10 years up until the end. It was sad to see the prison close. I took my wife along to the consultation so she could see where I worked for so many years. I was always talking about what had happened that day when I got home from work. It was a great place to work. It is strange to be back inside, mainly because I have walked through so many doors and haven’t had to say a key. I hope the developers retain some of the history of the place. There should also be a place where people can sit and remember whether that is former workers or inmates who have turned their lives around and want to come back to reflect.”
Stella and Bob Learwood with David Keas, who used to work in the prison.

**The Tradesman**

David Keas, 68, from Gloucester.

"I worked as a tradesman at the prison in the 1970s. Being here brings back a lot of memories. It has been more than 40 years since I last walked these corridors but I have a very clear memory of how it was. There was always something going on. It used to echo and the wings were always full of people. I would like to see all the history retained. I hope it stays similar but it is bound to change. The modern buildings can go but the main blocks are full of history. I think future generations would like the opportunity to see what it was like as a prisoner at Gloucester Prison."
City & Country to hold first Public Consultation on the future of HM Prison Gloucester

By Dawn Moore on May 7, 2015 8:23 pm / 0 comments

City & Country, the award winning restoration and conservation specialists, will be holding the first public consultation on the future of HM Prison Gloucester on Thursday, 14th May.

The consultation will provide an opportunity for the local community to share their knowledge, visions and aspirations for the unique site, whilst also allowing the public to find out more about City & Country.

Helen Moore, Managing Director of City & Country, comments: “We look forward to welcoming the public to the first consultation regarding the future of HM Prison Gloucester. We are keen to hear all opinions on how best to secure the site’s future and want to ensure all considerations are taken into account. City & Country has a vast range of expertise in heritage development and we have transformed some very challenging buildings, securing their use for the benefit of future generations. We are confident that we can deliver a new scheme in Gloucester that plays a significant role in the greater regeneration of the Blackfriars area.”

The consultation will be held between 3pm – 8pm at HM Prison Gloucester, Barrack Square, Gloucester, GL1 2JN. For queries regarding the exhibition, members of the public are asked to contact the community information line on: 0800 169 8627
Your chance to have say on future of historic prison site

By Hayley Mortimer
hayley.mortimer@piemedia.co.uk
01452 598 626

There will be a public consultation event next Thursday before the firm submits a planning application later this year.

Helen Moore, managing director of City and Country, said: “We look forward to welcoming the public to the first consultation regarding the future of HM Prison Gloucester.

“We are keen to hear all opinions on how best to secure the site’s future and want to ensure all considerations are taken into account.

“City and Country has a vast range of expertise in heritage development and we have transformed some very challenging buildings, securing their use for the benefit of future generations.

“We are confident we can deliver a new scheme in Gloucester which plays a significant role in the greater regeneration of the Blackfriars area.”

The consultation will be held between 3pm and 8pm next Thursday at HM Prison Gloucester. For details, contact the information line on 0800 148 5557.
Appendix 3: Stage One Exhibition Boards

Welcome to City & Country’s Public Consultation about its proposals to restore HMP Gloucester which lies within the Bathwick Conservation Area.

Following our purchase of the Site in December 2014, we are working towards a vision for redevelopment which will seek to enhance the Site’s special historic character and setting and provide a new beginning that will secure this nationally important heritage asset for future generations.

Gloucester as a prison ceased operations in 2011 as part of the government’s efforts to reduce costs and the site was vacated by staff and inmates.

We are at the beginning of an ongoing dialogue with Gloucester City Council, Historic England and important local stakeholders and community groups.

This Public Consultation is taking place to provide the community with an opportunity to feed into the design process at an early stage.

Members of our team are on hand to answer your questions and feedback forms are available for you to share your comments with us.
About Us

City & Country is a family owned business, founded in 1962, which typically operates in the south and prime markets around key cities. Over the last 50 years the Group has evolved and embraced change to become an award-winning niche developer, specialising in the restoration and conversion of historic and listed buildings into unique dwellings of exceptional quality and character.

In recognition of its vision, values and market resilience, City & Country has been awarded the 2018 WhatHouse? Housebuilder of the Year award – the most esteemed accolade in the industry. The business has also featured in The Stock Exchange’s 1000 Companies to Inspire Britain in both 2013 and 2015.

City & Country takes a disciplined approach that is anchored by common sense, an innate feel for markets and the creation of value. The team is adept at spotting opportunities and evaluating them, allowing them to act quickly and decisively. The company’s success has been founded on an unwavering respect for and understanding of some of Britain’s most important heritage assets.

Working closely with heritage specialists, local stakeholders, conservationists and its own team of experts, City & Country applies fresh and original thinking to space planning whilst preserving the original proportions and historic features of the prestigious buildings in which its works. City & Country is a Benefactor of The Prince’s Regeneration Trust, as it shares the same passion, core values and belief in the importance of heritage buildings and the positive benefits that can be derived for local communities through their regeneration.

www.cityandcountry.co.uk
Our Projects
Our Experience and Expertise

City & Country

City & Country is known and respected as a company with a proven track record of achieving solutions that sensitively and creatively address the important heritage and ecological aspects of complex and challenging sites. We have a talented in-house team of specialists whose passion is to breathe new life and purpose in the often tired and dilapidated buildings. Through the delivery of our projects, the company has built up good working relationships with local Conservation Officers, Planners and Heritage Specialists.

Helen Moore - Managing Director

Having worked in the property development industry for 25 years, previously with Country-side Properties and Crest Nicholson, Helen was appointed as the first non-family Managing Director of City & Country in 2010. This experience with large housebuilders has made her value the creative, bespoke and sensitive approach adopted by City & Country across all its projects.

Helen heads the Community Consultation process in order to encourage the active participation of key stakeholders and to ensure their thoughts and aspirations play a key role in shaping our vision.

Simon Vernon-Harcourt - Design and Restoration Director

Simon joined the group in 2007. He is a chartered architect with an excellent eye for design talent, and great technical knowledge of historic buildings, construction techniques and planning rules. Simon has achieved a series of successful planning consents for challenging projects.

Richard Winsborough - Head of Planning

As a chartered town planner and a member of the Royal Town Planning Institute, Richard has led our experienced in-house planning team since joining the group in 2011 having previously worked for large scale developers and run his own planning consultancy. Richard takes an active role in all the groups’ projects, working closely with the local authority, local community and consultants.

www.cityandcountry.co.uk
HMP Gloucester

Site Context

Former HMP Gloucester is located to the north-west of the centre of Gloucester. It is bounded by The Quay and Commercial Road (A410) to the west and south and Barrack Square and Barbican Way to the north and east.

The historic Gloucester Docks lie to the south of the site, a mixed-use development incorporating apartments, offices and a range of restaurants and cultural attractions.

The site is accessible to the Eastgate Shopping Centre and Eastgate Market and is situated in the Quayside and Blackfriars Regeneration Area.

The site is subject to a number of listings including five buildings listed in 1973. The gatehouse, governor’s house and parts of the perimeter wall are grade II listed, the cell blocks and the chapel are grade II*. The site in its entirety extends to approximately 35 acres.

The property comprises a range of building types and functions including a kitchen, workshops, education area, store, staff areas, administration offices and gym contained within a perimeter prison wall (part of which is listed) constructed of brick with restricted entry.

Gloucester station is approximately 15 miles to the east and provides direct links into London Paddington (1hr 50).
History

The first settlers on the banks of the River Severn at Gloucester are thought to have been the Romans who settled in the municipality of Glevum. It is likely that Gloucester attracted settlers as the river was shallow and narrow enough for a ford or rudimentary bridge.

The name Gloucester derives from the Anglo-Saxon term 'gilucestre' for fort with the addition of the属词'ster' (also pronounced 'ester'), which would indicate that a fort was built here to protect their town. Gloucester Castle was built on the site of the current prison in the very early decades of the 12th century and was partly in use as a gaol.

Since the mid-13th century Gloucester Castle was in decline:

By the 15th Century only the keep (now the main prison) and the main gatehouse survived. The keep walls were rebuilt and a brick birdcage (a prison for petty offenders) was built to the north of the keep in 1573. Sir George Osmington, Lord of the Manor, observed the poor conditions at the castle and took steps to improve them and to prevent escapes from the increasingly dilapidated structure.

A new prison was built in 1696-98 by William Blackborne as a central block with four wings extending off each corner to create a roughly H-shaped plan, and this was substantially rebuilt in 1843 by county surveyor, John Collingwood.

In the early decades of the 20th century most of Blackborne's original building were demolished as part of a programme to update facilities at the prison. The west range was demolished around 1920 and a terrace of eight officer houses was instead built in the north-west corner.

The internal structure of the former Deaf's Prison was gutted and replaced with a concrete frame in the 1970s. The eight semi-detached officer houses built in the 1920s were demolished and a new administrative block took their place in 1985. Most of the buildings on the southern side of the site were also constructed during this time.

Her Majesty's Prison Gloucester was decommissioned and made available for redevelopment in 2003.
Viability and Deliverability

The National Planning Policy Framework recognises the importance of finding a deliverable and viable solution, and both local and national planning policy accepts that heritage projects cannot always meet the usual provisions of S106 requirements such as affordable housing.

Therefore, as part of the consultation process, where different options will be considered, we will carry out viability appraisals to ensure a sensible balance is maintained in order to deliver the high-quality solution befitting these irreplaceable heritage assets.

With heritage restoration projects there is always a delicate balance to be struck between the financial contributions that can be made, the quantity of new buildings a site can accommodate, and the impact on the heritage assets at the centre of the proposals. Therefore, before submitting the planning application for this site a development appraisal will be issued to Gloucester City Council so they can review the viability and then balance this against our proposals and the impact on the historic buildings.

Time is of the Essence

Time is of the essence as historic buildings deteriorate rapidly if left empty, as they become prone to vandalism, theft and most catastrophic of all, fire.

It is therefore important that all key stakeholders and the local community work together to find a viable and deliverable solution for Gloucester Prison, which can be brought forward as soon as possible.
Previously the site benefited from Crown Immunity and as such the site has developed largely under Crown Consultation Procedures resulting in a large number of unaesthetic modern buildings, which are intrusive in character and appearance and therefore detract from the setting of the prison. This provides us with the opportunity to greatly improve the setting and develop the site in the sensitive and appropriate manner it so justly deserves.
Next Steps

Thank you for taking the time to visit our Public Consultation.

Your views are important to us and we would appreciate it if you could take the time to inform us of your vision, aspirations and any concerns you may have about securing the long term future of this exceptional heritage asset.

Over the coming weeks we will review all of the completed forms we receive today, as we believe these to be very significant.

We intend to host further Public Consultations, which will summarise the feedback that we have received and how we have responded.

Finally, we are always interested in hearing about your memories of the site and particularly welcome any information or photographs you may have about its history.

For further information and updates on the progress of our proposals, please visit our website.
Appendix 4: Stage One Feedback Form

FIRST PUBLIC CONSULTATION ON GLOUCESTER PRISON MAY 2015

City & Country understands and fully appreciates the importance of Gloucester Prison in terms of its historical context and the long standing and close relationship it has with the local community.

As part of our series of community consultation events, we will also be regularly updating our website in order to keep you informed of the progress being made towards submitting a Planning Application.

We are determined to create a vision for the Prison which will deliver an award winning, sensitively designed, carefully constructed, high quality development which will secure the long term future of the historic assets.

1. Do you have any connection with the prison?
   Yes
   No
   If yes, how?

2. As part of our social and cultural heritage would you support Gloucester Prison being restored and preserved for the benefit of current and future generations?
   Yes
   No
   Don’t know

3. What aspects of the buildings, landscape and setting do you think are crucial to be preserved or enhanced in any proposals?

4. How important would you rate the following factors in the redevelopment and restoration:
   a. To provide a long-term and viable use for the historic buildings to ensure they are preserved for future generations.
      Please select.
      Not important
      Of some importance
      Important
      Very Important
      Essential
b. To quickly find a new future for the prison to prevent vandalism, theft and other damage that can occur during any prolonged period without a use. Please select.

- Not important
- Of some importance
- Important
- Very Important
- Essential

5. The design team are currently considering a wide variety of amenities and design options that may form part of the final regeneration plans for the Prison. Are there any specific ideas or features that you would like the team to include in their considerations at this early stage?

________________________________________________________________________
________________________________________________________________________
________________________________________________________________________
________________________________________________________________________
________________________________________________________________________

6. Do you have any further comments?

________________________________________________________________________
________________________________________________________________________
________________________________________________________________________
________________________________________________________________________
________________________________________________________________________

7. Please provide your contact details, so we can keep you informed of the project's progress:

- Name (in print):
- Address:
- Email:
- Telephone:
Appendix 5: Stage Two Invitation Letters

Ref: 20150410/RW/PPS

25 June 2015

Dear Title Surname

Re: Presentation & Stakeholder Consultation, 2 of 4 – Finding a new use for HM Prison Gloucester

Having completed our initial consultation event at Gloucester prison in May, which provided local people and stakeholders with an opportunity to share their aspirations for the site with us, we have reviewed the comments we received and would like to thank everyone who took the time to fill in a feedback form. The response from those who attended the consultation was generally positive and we look forward to continuing to work closely with the local community ahead of submission of a planning application.

As you know, the site contains a number of historic buildings and our initial ideas aim to breathe new life into this much cherished heritage asset, while at the same time preserving and restoring the buildings’ unique historic character.

As an important local representative, we would therefore like to invite you to attend a private session on Thursday 16th July at Gloucester Prison. **It would be appreciated if you could arrive at 12.15pm so that the presentation and Q&A session can start at 12.30pm.** There will then be an opportunity to view our display boards and hold more informal conversations with members of the team, including our architects. The presentation will be finished by 2pm and include a buffet lunch.

If you cannot attend at this time, we will be holding a public exhibition on the same day between 3pm-8pm. The presentation will not be shown during this public viewing, but members of the design team and display boards will be available to speak to and view.

**RSVP-** So that we can manage the number of attendees appropriately for the private presentation, please confirm your attendance by sending an email to deb.campbell@ppsgroup.co.uk. Please note that due to the age of the building there are steps and uneven surfaces, so unfortunately we are unable to provide step free disabled access.

If you have any queries regarding the exhibition, please do contact us on our community information line 0800 169 6507. Further information can also be found on our website, www.cityandcountry.co.uk.

I look forward to seeing you at the event.

Yours sincerely

Richard Winsborough
Head of Planning
Dear Residents

Re: Public Consultation, 2 of 4 – Finding a new use for HM Prison Gloucester

Having completed our initial consultation event at Gloucester prison in May, which provided local people and stakeholders with an opportunity to share their aspirations for the site with us, we have reviewed the comments we received and would like to thank everyone who took the time to fill in a feedback form. The response from those who attended the consultation was generally positive and we look forward to continuing to work closely with the local community ahead of submission of a planning application.

This second phase of consultation presents an opportunity to view our initial ideas and discuss the early plans with the City & Country team.

Public Consultation – we will be holding a second public consultation event on Thursday 16th July at Gloucester Prison. The exhibition will take place from 3pm – 8pm where you will be able to speak to members of the team and view the display boards.

Please note that due to the age of the building there are steps and uneven surfaces, so unfortunately we are unable to provide step free disabled access. There is also no parking on site.

If you have any queries regarding the exhibition, please do contact us on our community information line 0800 169 6507. Further information can also be found on our website, www.cityandcountry.co.uk.

I look forward to seeing you at the event.

Yours sincerely

Richard Winsborough
Head of Planning
Appendix 6: Stage Two Advert and Press Coverage

SECOND PUBLIC CONSULTATION ON THE FUTURE OF HM PRISON GLOUCESTER

City & Country, the award winning restoration and conservation specialist would like to invite the local community to the second Public Consultation on the future of HM Prison Gloucester.

The consultation will share City & Country’s emerging vision for the historic site. We will also be opening up areas of the prison for the public to view.

The consultation will be held on Thursday 16th July, 3pm – 8pm at HM Prison Gloucester, Barrack Square, GL12JN.

www.cityandcountry.co.uk
Second public consultation date at HMP Gloucester set for 16 July 2015

City & Country will be holding a second round of public consultation at HMP Gloucester on Thursday, 16th July 2015.

Having evaluated the public feedback received from the opening consultation, held in May, City & Country will be presenting their initial plans for the historic site.

Visitors will be able to access a section of the prison, and they will again be able to provide further feedback on the designs and ideas presented at this stage.

Helen Moore, Managing Director of City & Country, said: “We have now evaluated the invaluable feedback we received following the first public consultation in May. This feedback has helped to shape our initial ideas on how best to reuse the prison buildings, and we look forward to presenting these to the local community later this month.”

The consultation will be held between 3pm - 8pm at HM Prison Gloucester, Barrack Square, Gloucester, GL1 2JN. For queries regarding the exhibition, members of the public are asked to contact the community information line on: 0800 169 6507
Hotel hopes high as debate takes place behind bars

By Kate Wilson
kate.wilson@localnews.co.uk
01234 567 890

Visitors to the city could soon be able to book a room in one of the old cell blocks of Gloucester Prison.

Turning the prison into a hotel is just one of the ideas being put forward by charity Gloucester Trust for Aurora Development.

Guests of families and former workers visited the prison yesterday to share their thoughts on what should happen to the building as part of the second of four consultations on the development.

It was also a new opportunity for people to walk the newly restored corridors, visit the cells and the exercise yard.

A new group, called Aurora Development, is working on its development plans which are likely to include the prison and the site as a whole.

"It is essential that we do so in with the master plan for the area," said a spokesperson for the group.

"We clearly want to try and keep as much of the old prison as possible while getting the best use of the building and the site as a whole.

"But it is essential that we do so in with the master plan for the area."
Development business City and Country want visitors in prison in Gloucester

Empty cells at Gloucester Prison will be opened to the public as part of a consultation on its future use.

Hundreds of families and former workers visited the prison in May to share their thoughts on what should happen to the building.

It was also a rare opportunity for people to walk the empty corridors, empty rooms and the exercise yard.

Now, more people will be able to visit the 233-year-old building when its new owner City and Country presents its early designs.

Helen Moore, managing director of development company, said: “We have now evaluated the invaluable feedback we received following the first public consultation.

“This has helped to shape our initial ideas on how best to reuse the prison buildings and we look forward to presenting these to the community later this month.”

City and Country, a development group specialising in the conversion of listed and historic buildings for commercial and residential use, is working on its plans.

They are likely to be mixed-use schemes including housing development with assisted living units, plus shops and social amenity areas.

Previous suggestions for the site have included homes, a museum and a hotel complex.

The second round of public consultation takes place at the former Gloucester Prison on Thursday, July 18 from 3pm to 8pm.

Visitors will be able to get into a section of the jail where up to 330 inmates were held until March 2013, when it closed.

They will then be able to provide further feedback on the designs and ideas presented at this stage before City and Country submits a planning application later this year.

For queries regarding the exhibition, call the community information line on 0800 169 6501.
Developers want visitors in prison

EMPTY cells at Gloucester Prison will be opened to the public as part of a consultation on its future use.

Hundreds of families and former workers visited the prison in May to share their thoughts on what should happen to the building.

It was also a rare opportunity for people to walk the eerily-deserted corridors, empty rooms and the exercise yard.

Now, more people will be able to visit the 220-year-old building when its new owner City and Country presents its early designs.

Helen Moore, managing director of development company, said: “We have now evaluated the invaluable feedback we received following the first public consultation.

“This has helped to shape our initial ideas on how best to reuse the prison buildings and we look forward to presenting these to the community later this month.”

City and Country, a development group specialising in the conversion of listed and historic buildings for commercial and residential uses, is working on its plans.

They are likely to be mixed-use schemes including housing development with assisted living units, plus shops and social amenity areas.

Previous suggestions for the site have included homes, a museum and a hotel complex.

The second round of public consultation takes place at the former Gloucester Prison on Thursday July 16 from 3pm to 8pm.

Visitors will be able to get into a section of the jail where up to 320 inmates were held until March 2013, when it closed.

They will then be able to provide further feedback on the designs and ideas presented at this stage before City and Country submits a planning application later this year.

For queries regarding the exhibition, call the community information line on 0800 169 6507.

More Gloucester news

By Hayley Mortimer
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Tweet @HayleyMortimer
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Appendix 7: Stage Two Exhibition Boards

Feedback from Stage One

In May 2015, City & Country held their first Public Consultation to outline the history of Gloucester prison and to ask the local community to share their views and ideas on finding a use for the site. On the day around 550 members of the public attended the consultation event and were encouraged to leave feedback. 162 responses were received and are summarised below.

93% of respondents supported the restoration and preservation of Gloucester prison.

88% of respondents rated it as ‘essential’ or ‘very important’ to provide a long-term and viable use for the historic buildings to ensure they are preserved for future generations.

72% of respondents rated it as ‘essential’ or ‘very important’ to find a new use for the prison quickly to prevent vandalism, theft and other damage that can occur during a prolonged period without use.

Attendees were asked to consider the aspects of the building, landscape and setting that are crucial to be preserved or enhanced. The greatest response was that the main historic building, Victorian structure was most crucial for 43% of respondents.

Other responses were that the gatehouse and main gates (39%) and the cells and internal layout (8%) should be preserved and enhanced.

Other Comments

At the stage one consultation, attendees were asked to suggest any specific uses or features that the team should consider within their considerations for the site, the most popular are set out below:

- Museum or heritage centre
- Hotel
- Art gallery / shops / restaurants
- Flats / homes

Open space / park and gardens
Incorporate riverside frontage into design
Landscaping
Leisure facilities

Attendees were given the opportunity to provide further comments. Responses were again focused on heritage, preservation of the buildings, and archaeological investigation.

Other responses focused on the need to regenerate the town and benefit the community. Comments included concerns around parking and access, the viability of more housing and that development should be in keeping with Gloucester and the docks.

www.cityandcountry.co.uk
Consultant Team

Felden Clegg Bradley Studios has an international reputation for design quality, environmental expertise and architectural innovation. FCB Studios has completed significant projects in the most sensitive and highly protected environments, and the conservative repair and adaptive re-use of historic buildings is a key element of their work.

The work of FCB Studios has been recognised with a substantial number of major awards, including being named the top RIBA National Awards winning architect of the past 10 years. As well as the 2008 RIBA Stirling Prize the UK’s most prestigious architectural award for Accordia Cambridge. FCB Studios have a total of 44 RIBA Awards including the RIBA Sustainability Award, 15 Housing Design Awards, 26 Civic Trust Awards, and 9 Architect of the Year Awards.

Grant Associates has been appointed as Landscape Architects to work alongside FCB Studios on the design of the public realm. Grant Associates is a Landscape Architecture consultancy specialising in the creative design of both urban and rural environments.

Established in 1977 the Practice has built up an international reputation for innovative, ecologically based design and the ability to shape useful and sustainable landscapes with distinctive contemporary character.

Much of their work is the product of a diverse and successful collaboration between the client and dedicated consultants. Grant Associates worked closely with City and Country on the regeneration of The Garden Quarter in Bicester as well as the former Bristol General Hospital. Grant Associates were landscape architects working with FCB Studios on the award winning Accordia housing development in Cambridge.
Technical Work

A series of specialist reports have been instructed to understand the site and its parameters for the design and potential uses. These will allow a balanced judgement to be made on the amount and type of development and its potential impact. Further details will be provided at the Third Consultation stage and the documents will form part of the planning application which will be available to view by the public. These can be summarised as follows:

Highways Assessment - This will include an assessment of the previous traffic generation from the prison and will consider the impact of the development proposals on the local highway network, including access(es) to the site, traffic numbers and their impact on the highway and junctions.

Ecology - This will comprise an initial desktop survey of species and habitats within the local area and a site walkover survey. It is not anticipated there will be significant ecology given the nature and history of the site although bat surveys will need to be undertaken.

Archaeology - A Desktop Assessment has already been undertaken. This gives an understanding of the potential heritage assets that may be present and makes recommendations for further survey work to be undertaken to inform the design proposals.

Viability Assessment - An assessment of the financial viability of the differing development options. Given the potential significant costs in conserving and converting historic buildings of this type, this will help to inform the mix of uses on site and the extent of planning contributions to ensure it is viable and that it will fund its long-term retention.

Landscape and Visual Impact Assessment (IVA) - This document will consider the impact of the development proposals upon the surrounding area including important views and other features.

Structural Survey - An assessment of the structural condition of the buildings, which will inform the options and cost to convert them.

Flood Risk Assessment and Drainage Strategy - The site is located within the Flood Risk Zone as identified by the Environment Agency. A Flood Risk Assessment and Drainage Strategy will be produced to ensure any flood risk issues are appropriately addressed and to confirm an appropriate strategy for dealing with surface water including any impacts off-site.

Utilities Assessment - An assessment that will be undertaken with the relevant bodies to confirm there is sufficient capacity to serve the site for water, electricity, gas etc.

Geo-Environmental - This will assess any potential contamination from the historic use of the site and ensure there is appropriate remediation for the intended use.
Development Options

The Design Team have been exploring potential development options for the site. The first stage is to consider the constraints and opportunities for the site as set out below.

Opportunities
- Retention of gateway walls and main prison building
- Removal of more modern and unsympathetic buildings on site
- Discussion on future of ‘marginal’ buildings
- Potential insertion of new openings into the prison wall

New Build
Our initial viability appraisals coupled with our experience are showing that in order to ensure that the site remains viable, we need a significant element of new development but the full extent and location of this has not been determined at this stage.
Layout Concepts

From this initial analysis and the results of the stage one consultation, 4 potential schemes have been developed. Consistent with all 4 options is the retention of the listed gatehouse, wall, mansion building, detachment and Governor’s House.

Option A – Terraces Around A Square
- Removal of key existing buildings
- New entrances and access through centre of site
- Central courtyard and spaces

Option B – Villas In A Garden
- Removal of key existing buildings
- New entrances and access through centre of site
- Site is opened up to garden and rivers
- New buildings include character of rivers and open space
- Maximising views through and around site and beyond
- Smaller footprint of buildings a consideration for visibility

Option C – Terraces Around A Podium
- Maximising retention of majority of existing buildings
- New entrances and access through centre of site
- Increased footprint of buildings a consideration for visibility

Option D – Courtyard Gardens
- Removal of key existing buildings
- New entrances and access through centre of site
- New key accessible route through site
Conversion of Main Building

A common question at the first consultation event was how can we re-use the main cell blocks? The images below show a few potential options that the Design Team have been exploring for its future use.

1 bed apartment floor plan options

1 bed apartments could provide the following wing layout

Typical wing ground floor

Typical wing first floor

Hotel Layout Option

Creating new spaces

The following images show some potential options for the design and appearance of the new build elements. Development will need to be sympathetic to both the listed prison buildings and gatehouse as well as the wider locality. However the separation provided by the former prison walls gives scope for a combination of more modern design as well as traditional elements. Development will also be accompanied by the creation of new open space through a combination of open areas and courtyards.

City & Country have a proven track record in successful new development that opens up and enhances views of the heritage asset and is sympathetic to its setting.

www.cityandcountry.co.uk
SECOND PUBLIC CONSULTATION ON GLOUCESTER PRISON JULY 2015

Thank you for taking the time to attend City & Country’s second public consultation regarding Gloucester Prison. City & Country fully understands and appreciates the importance of the Prison in terms of its historical context and the long standing and close relationship it has with the local community.

As part of our series of community consultation events, we will also be regularly updating our website in order to keep you informed of the progress being made towards submitting a planning application.

We are determined to create a vision for the Prison which will deliver an award winning, sensitively designed, carefully constructed, high quality development which will secure the long term future of the historic assets. We would appreciate it if you could take a few minutes to fill out this form to share your views on the proposals that have been presented to you today.

All comments will be analysed and included in a report to Gloucester City Council as part of our Planning Application.

1. Did you attend the First Public Consultation in May 2015?
   - Yes
   - No

2. Do you support the retention of the main building, gatehouse and wall, and loss of the modern additions shown to be removed?
   - Yes
   - No

3. If the answer to question 2 is ‘No’ please set out your concerns below so that these can be taken forward in our considerations in preparing the planning application:

   ……………………………………………………………………………………………………………………………………………………………………………………………...

   ……………………………………………………………………………………………………………………………………………………………………………………………...

4. Would you support the demolition of the buildings that are in discussion for removal (coloured yellow on the Development Options board)?
   - Yes
   - No

5. If the answer to question 4 is ‘No’ please set out your concerns below so that these can be taken forward in our considerations in preparing the planning application:

   ……………………………………………………………………………………………………………………………………………………………………………………………...

   ……………………………………………………………………………………………………………………………………………………………………………………………...

www.cityandcountry.co.uk
6. Would you support the principle of removing some sections of the wall to improve access to the site?

Yes [ ]

No [ ]

Please set out below any further comments in support of your response:

_________________________________________________________________________

_________________________________________________________________________

7. Which of the 4 concept masterplan options do you consider most appropriate for the site?

Option A [ ]

Option B [ ]

Option C [ ]

Option D [ ]

Please set out below any further comments in support of your response:

_________________________________________________________________________

_________________________________________________________________________

8. Which of the potential uses site identified at the stage one consultation, do you consider most important to be included in a viable mix of uses for the site?

Hotel [ ]

Residential [ ]

Art Gallery / Shops / Restaurants [ ]

Museum / Heritage [ ]

Leisure [ ]

9. Our final proposals need to strike a balance between preserving the historic asset and providing affordable housing and financial contributions to the Council. Please indicate below which you believe is the priority:

Conserving the Historic Asset is the priority [ ]

Providing affordable housing is the priority [ ]

Providing other planning contributions to the Council is the priority [ ]

Don’t know [ ]
10. Please provide any general comments you may have or issues to be considered for Gloucester Prison


II. Please provide your contact details so we can keep you informed of the project’s progress.

Name (in print): ..............................................................

Address: ..........................................................................

Email: ...........................................................................

Telephone: ......................................................................

We are always interested in hearing about your memories of the site and particularly welcome any information or photographs you may have about its history, so please do send onto us at planning@cityandcountry.co.uk

Feedback forms should be placed into the postbox provided but if you wish to take one away, they can be posted to the following freepost address: FREEPPOST ref RTRB-1UJ-AGBY, c/o PPS Group, Sky Light City Tower, 50 Basinghall Street, London, EC2V 5DE.

This should be done by 31st July 2015 to ensure the results can be taken into consideration.

www.cityandcountry.co.uk
Appendix 9: Stage Three Invitation Letters

Ref: 20170120/RB/PPS

<merge address>

23 January 2017

<salutation>

Re: Presentation & Stakeholder Consultation, 3 of 4 – Finding a new use for HM Prison Gloucester

As you may be aware, in 2015 City & Country held two consultation events to consider options for the redevelopment of the former Gloucester prison. Since that time we have been undertaking extensive archaeological studies and working closely with Gloucester City Council, following the discovery of the castle keep.

This third phase of consultation presents an opportunity to view the vision for the site including the masterplan, proposed landscaping and layout.

As an important local representative, we would like to invite you to attend a private session on Thursday 9 February 2017 at Gloucester Prison. It would be appreciated if you could arrive at 11am so that the presentation and Q&A session can start promptly at 11:30am. There will then be an opportunity to view our display boards and hold more informal conversations with members of the team from City & Country and our architects, landscape architects and highways consultant. The event will be finished by 2pm and shall include time for a buffet lunch.

RSVP – so that we can manage the number of attendees appropriately for the private event, please confirm your attendance by sending an email to deb.campbell@ppsgroup.co.uk. Please note that due to the age of the buildings there are steps and uneven surfaces, so unfortunately we are unable to provide step free disabled access.

If you cannot attend during this time, we will be holding a public exhibition on the same day between 3pm–7pm. The presentation will not be shown during this public viewing, but you will be able to view the display panels and speak with members of the design team.

If you have any queries regarding the exhibition or wish to RSVP by phone, do contact us on our community information line 0800 169 6507. Further information can also be found on our website, www.cityandcountry.co.uk.

Richard Winsborough
Associate Director (Planning)

Ref: 20170120/RB/PPS
23 January 2017

Dear Resident,

Re: Public Consultation 3 of 4 – Finding a new use for HM Prison Gloucester

As you may be aware, in 2015 City & Country held two consultation events to consider options for the redevelopment of the former Gloucester prison. Since that time we have been undertaking extensive archaeological studies and working closely with Gloucester City Council, following the discovery of the castle keep.

This third phase of consultation presents an opportunity to view the vision for the site including the masterplan, proposed landscaping and layout, as well as provide the chance for you to share your views on the proposals.

We will be holding this consultation event on Thursday 9 February 2017 at Gloucester Prison from 3pm-7pm. During this time, information boards will be displayed and the plans can be discussed with the City & Country team. We will also be seeking feedback on the proposals ahead of finalising the plans and submitting an application to Gloucester City Council.

Please note that due to the age of the buildings there are steps and uneven surfaces, so unfortunately we are unable to provide step free disabled access. There is also no parking on site. If you have any queries regarding the exhibition do contact us on our community information line 0800 169 6507. Further information can also be found on our website, www.cityandcountry.co.uk.

Yours sincerely

Richard Winsborough
Associate Director (Planning)
Appendix 10: Stage Three Advert

THIRD PUBLIC CONSULTATION ON THE FUTURE OF THE FORMER GLOUCESTER PRISON

City & Country, the award winning restoration and conservation specialist would like to invite the local community to the third Public Consultation on the future of the former Gloucester Prison.

The consultation will review the feedback to date and present our refined proposals for this unique heritage asset, following the extensive archaeological investigation undertaken over the last year.

The consultation will be held on Thursday 9th February, 3pm – 7pm at Gloucester Prison, Barrack Square, GL1 2JN.

www.cityandcountry.co.uk
Appendix 10: Stage Three Press Release

Third public consultation date at HMP Gloucester set for 9 February 2017

City & Country will be holding a third round of public consultation at HMP Gloucester on Thursday, 9th February 2017.

In 2015 City & Country held two consultation events to consider options for the redevelopment of the former Gloucester prison. Since that time they have been undertaking extensive archaeological studies, following the discovery of the medieval castle keep.

This third phase of consultation presents an opportunity to view the vision for the former prison site including the masterplan, proposed landscaping and layout, as well as provide the chance for you to share your views on the proposals.

During the consultation event, visitors will be able to access a section of the prison and they will be able to view and discuss the masterplan for the site.

Helen Moore, Managing Director of City & Country, said: “We have been working closely with the City Council to ensure that our plans are sensitive to the archaeology of the site and are now in a position to show our preferred option for the redevelopment of the Prison. We are looking forward to presenting our plans to the local community later this month.”

The consultation will be held between 3pm - 7pm at HM Prison Gloucester, Barrack Square, Gloucester, GL1 2JN. For queries regarding the exhibition, members of the public are asked to contact the community information line on: 0800 169 6507
THIRD PUBLIC CONSULTATION ON GLOUCESTER FEBRUARY 2017

Thank you for taking the time to attend City & Country’s third public consultation regarding Gloucester Prison. City & Country fully understands and appreciates the importance of Gloucester Prison in terms of its historical context and the relationship it has with the local community.

As part of our series of community consultation events, we will be regularly updating our website in order to keep you informed of the progress being made towards submitting a planning application.

We are determined to create a vision for the Prison which will deliver a viable award winning, sensitively designed, carefully constructed, high quality development which will secure the long-term future of the historic assets.

We would appreciate it if you could take a few minutes to fill out this form to share your views on the proposals that have been presented to you today. All comments will be analysed and included in a report to Gloucester City Council as part of our Planning Application submitted in spring 2017.

1. Did you attend the previous stages of public consultation?
   - Stage One (May 2015)
   - Stage Two (July 2015)
   - Neither

2. We are proposing a new vehicle access from Barrack Street through the wall next to the Casthouse. Do you approve of this approach?
   - Yes
   - No

Please set out any further comments in support of your response below:

__________________________________________________________________________
__________________________________________________________________________
__________________________________________________________________________
__________________________________________________________________________

3. To connect the site to the City Centre and Docks we are proposing to create pedestrian and cycle access. Do you approve of this approach?
   - Yes
   - No

Please set out any further comments in support of your response:

__________________________________________________________________________
__________________________________________________________________________
__________________________________________________________________________
__________________________________________________________________________
4. To ensure a viable long term future for the former prison we are looking to provide only market-value homes on the site. Please let us know your thoughts on this approach:

__________________________________________________________________________
__________________________________________________________________________
__________________________________________________________________________
__________________________________________________________________________

5. We are looking to sensitively convert the Chapel for new uses. The first floor would be converted into two duplex apartments, incorporating the existing arch-headed windows. On the ground floor there would be a café with outdoor seating area. The café could also provide a visitor/heritage centre. Do you support our approach for the Chapel?

   Yes ☐
   No ☐

Please set out any further comments in support of your response:
__________________________________________________________________________
__________________________________________________________________________
__________________________________________________________________________
__________________________________________________________________________

6. Our landscape design would create a series of different outdoor spaces and courtyards and include new trees, planting and seating. As part of this, we intend to use paving to outline the sites of the Castle Keep. Do you approve of our landscaping design?

   Yes ☐
   No ☐

Please set out any further comments in support of your response:
__________________________________________________________________________
__________________________________________________________________________
__________________________________________________________________________
__________________________________________________________________________
7. Please provide any general comments you may have or issues to be considered for Gloucester Prison

Please provide your contact details, so we can keep you informed of the project’s progress:

Name (in print):______________________________
Address:___________________________________________
Email:_____________________________________________
Telephone:_________________________________________

We are always interested in hearing about your memories of the site and particularly welcome any information or photographs you may have about its history, so please do send onto us at planning@cityandcountry.co.uk

Feedback forms should be placed into the postbox provided but if you wish to take one away, they can be posted to the following freepost address: FREEPOST CONSULTATION RESPONSE (no stamp or further address needed).

All forms should be returned by 24th February 2017 to ensure the responses can be taken into consideration.
Appendix 13: Website