

HELP SHAPE THE FUTURE OF PODSMEAD



Newsletter 6 | November 2020

This newsletter is produced by GCH, Gloucester City Council and Gloucestershire County Council to help keep you informed about the regeneration of your community

REGENERATION UPDATE FOR PODSMEAD



Dear Resident,
I hope that you and your family are well and I'm sure you continue to be interested in the possible future of Podsmead.

During the COVID-19 pandemic we have continued to work closely with City Council planners and with the Podsmead Community Advisory Group on revised plans for Podsmead.

We had planned to hold exhibitions and consultation events on Scott Avenue open space and had invited you to come and see the plans and talk with us about your views. However, as you know we have had to postpone those events in line with Government advice and the ongoing concerns around the COVID-19 pandemic. We will re-arrange the planned exhibitions and consultation events once it is safe to do so and we can ensure that your health is not put at risk.

So, in the meantime, we are offering a variety of other ways for you to review the proposals and talk to us about how you feel about them. If you prefer, you can contact your independent advisors TPAS and speak with them and/or join the Podsmead Community Advisory Group (CAG) to participate in more detailed discussions (please note the CAG is currently meeting online). Details on how to contact GCH or TPAS are on the back of this newsletter.

You may also know that GCH is a Community Benefit Society and a not for profit organisation. That means that we are committed to improving homes, community facilities and recreational facilities for the Podsmead community with the money we have available and you can be sure that we will listen to your views before finalising any proposals. We hope that together we can achieve something that has your support and the support of the wider community.

Next Steps

We also hope to carry out a further consultation next Spring (including an exhibition/consultation event, subject to Government health rules) before we submit any outline planning application to the City Council. When this has been submitted, the City Council will then carry out their own consultation with you before making their final decision on whether to approve or reject the proposed plan.

If the outline plan is approved by the Council, this would be followed by "reserved matters planning applications" for each site to agree the finer detail of how the homes, facilities and parks would look and yes you would again be consulted on the finer details.

If these are approved by the Council, we could start the work, subject to the Council having contributed some of their land to enable some of the proposed developments to take place.

As you know by now, it is a long process, but it is designed to ensure that you have plenty of opportunities to make your views known and we do hope that you will feel able to support the proposals.

The remainder of this newsletter sets out the outline plans that directly affect you and we have included a few sketches to help you see how things could look.

Kind regards and we look forward to hearing from you.



Ashley Green
Chief Executive

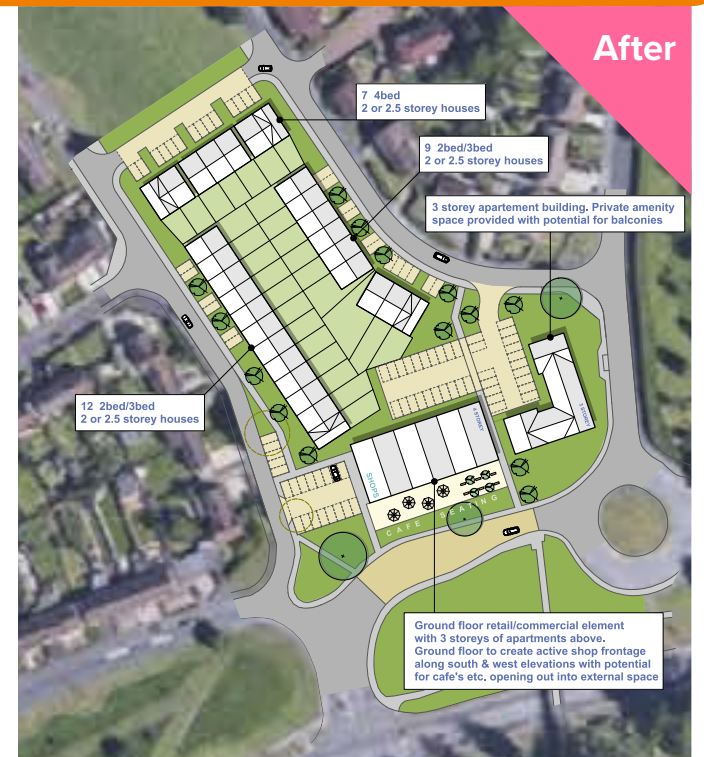
PHASE ONE - YEARS 1 - 5

SOUTH END OF SCOTT AVENUE OPEN SPACE

This could provide a new gateway to Podsmead including a new shopping parade with apartments above facing onto Podsmead Road, new apartments facing the Crypt School and a range of new homes behind the shops and apartments, facing onto Masfield Avenue and Scott Avenue and towards the new park to the north of the site.



Before



After

VIEW TOWARDS NEW SHOPS, APARTMENTS AND HOUSES FROM PODSMEAD ROAD / BYRON AVENUE JUNCTION

This view shows how the shops, apartments and houses could look.



Before



SCOTT AVENUE PARK

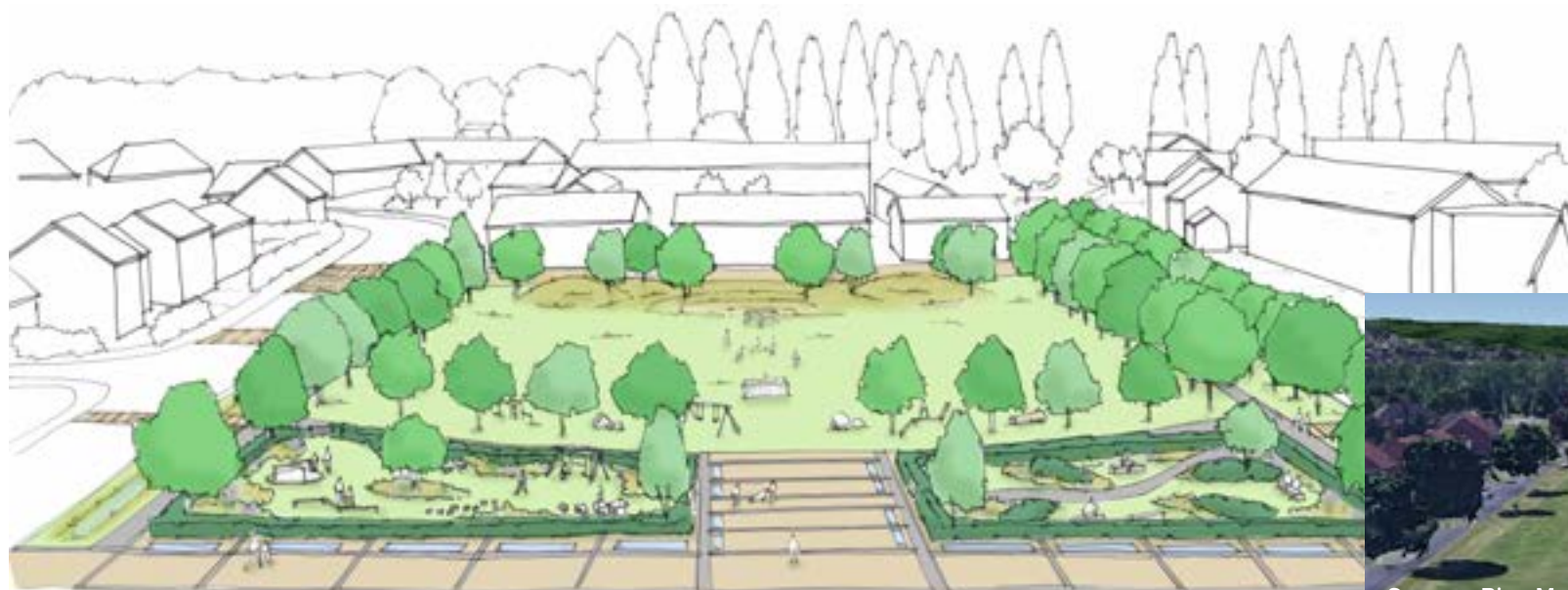


Before

To the right is an aerial view of the proposed new park. At the top end is a hard landscaped area outside a proposed community hub. Below that to the right is a younger children's play area and to the left is the relocated memorial/sensory garden. As you enter the village green to the south we propose an older children's play area. The remainder of the village green can be used for a variety of events including 5-a-side football and finally below that at the south end of the park is the gentle mounding of an amphitheatre to provide an arts/performance area.



Below is a sketch of the proposed new park from above the proposed new community hub with apartments above. In the foreground is the hard landscaped area for tables and chairs. Then to the left is the younger children's play area and on the right is the relocated memorial/sensory garden. As you walk down the path to the village green, there is an older children's play area and then the village green itself which can be used for a variety of events including 5-a-side football. In the distance at the far end of the park you can see the gentle mounding of an amphitheatre to provide an arts/performance area.

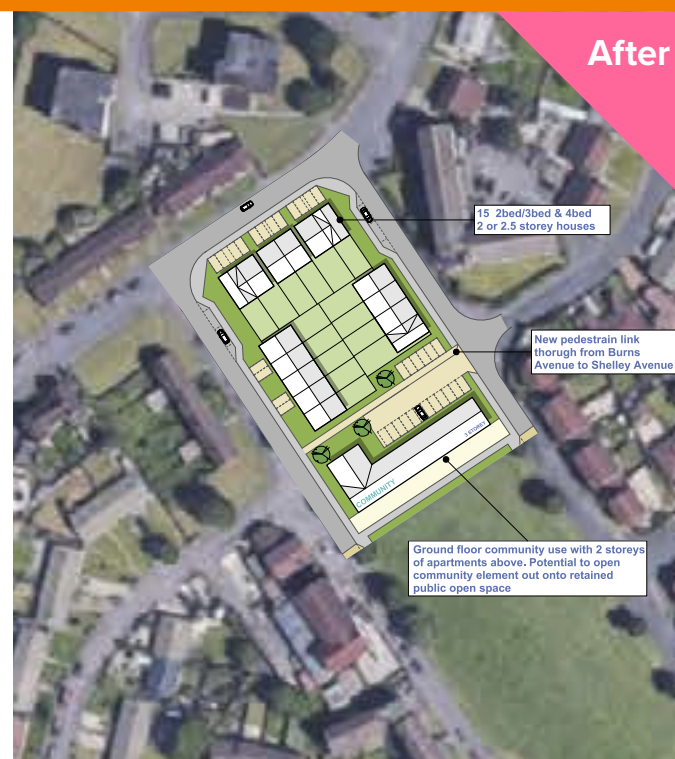


Before

NORTH END OF SCOTT AVENUE OPEN SPACE



Before



This would provide a new community hub with a hard landscaped area to the front for tables and chairs and apartments above facing onto the new park to the south. It would also provide a range of new houses facing onto Masefield Avenue, Scott Avenue and Shakespeare Avenue.

VIEW OF COMMUNITY HUB

This sketch shows the proposed community hub with the hard landscaped area in front for tables, chairs and benches, with apartments above. The proposed houses to the left could come in a phase 2 redevelopment of the current flats and shops area on Scott Avenue.



STRATFORD CLOSE FLATS

We are proposing to demolish the current Stratford Close Flats and replace them with new apartments facing onto Betjeman Close and Shakespeare Avenue and new houses on Stratford Close.



BYRON AVENUE PARK



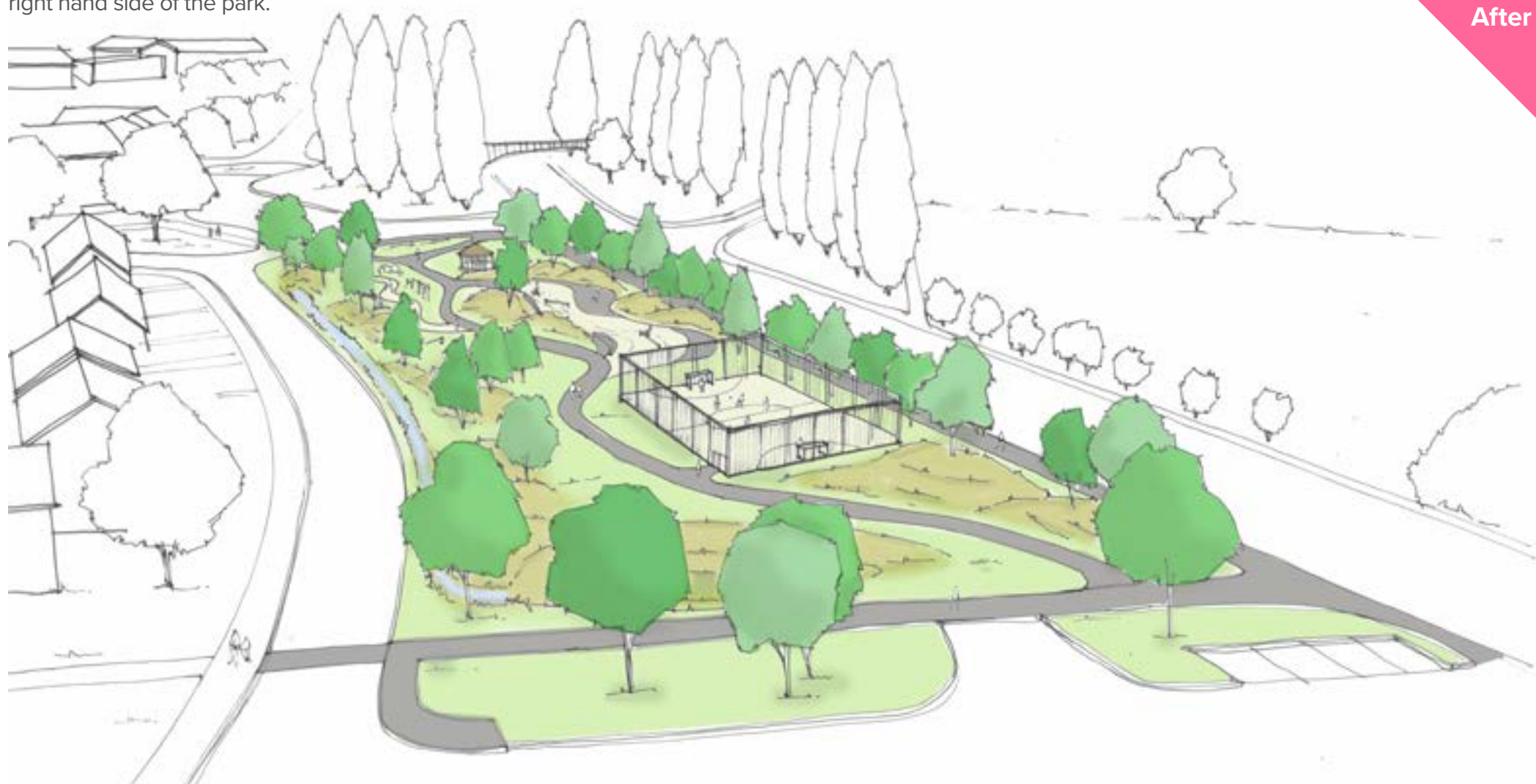
The proposed new Byron Avenue Park could include the relocated shelter, a new fitness trail, a new skateboard park and the relocated multi-use games area, shielded from Cole Avenue by a raised landscaped bank.

This view of the proposed Byron Avenue park looks from west to east from a vantage point above where the new housing would be built at the west end.

In the foreground running across the end of the park is the path linking Podsmead to the recreational fields across the A38 Cole Avenue. Beyond that on the left is the drainage feature behind some trees and running down the left hand side of the park alongside Byron Avenue towards the fitness trail.

Winding down the centre of the park is the central path leading towards the new shops at the south end of Scott Avenue facing on to Podsmead Road.

To the right is the multi-use games area with the skateboard park and teenage shelter beyond, with the landscaped earth buffer with trees providing shielding from the A38 Cole Avenue running down the right hand side of the park.



WEST END OF BYRON AVENUE OPEN SPACE

We are proposing to build new houses and low rise flats on the west part of Byron Avenue open space.



PHASE TWO -

BYRON AVENUE / KEATS AVENUE

On the north side of Byron Avenue and south side of Keats Avenue we are proposing to demolish the current 2 and 3 storey GCH flats and several houses on Keats Avenue, subject to further discussions with their home owners and replace them with new 3 storey apartments; new 2, 3 and 4 bed houses and a few new low rise apartments over garages.



SCOTT AVENUE (NORTH)



On the northern part of Scott Avenue we propose to replace the existing GCH 2 storey flats with new 3 storey apartments.

BYRON AVENUE / SHAKESPEARE AVENUE FLATS



We are proposing to demolish the existing GCH flats and build new apartments facing on to the Byron Avenue / Shakespeare Avenue road junction and new houses and apartments mainly facing on to Byron Avenue, Shakespeare Avenue and Lower Tuffley Lane with some facing on to an inner courtyard.

YEARS 6 - 20

SHAKESPEARE AVENUE / HATHAWAY CLOSE



On Hathaway Close we propose to demolish the current 3 storey GCH flats and the nearby GCH Arden House and Avon House 3 storey flats and replace them with new 3 storey apartments facing onto Shakespeare Avenue and new 3 bed houses behind the apartments. The bungalows on Hathaway Close would remain.

SCOTT AVENUE (CENTRAL)



On the central part of Scott Avenue we propose to replace the existing GCH 3 storey flats, the current Hub and the leased shops with flats above, subject to further discussions with leaseholders, with new 4 bed houses. The new Community Hub and shops with apartments above on parts of Scott Avenue open space would have been provided in Phase 1.

PREVIOUS KEY FEEDBACK

You Said

- Involve residents in all stages of the redesign of our estate and homes
- Replace aged and damp homes and provide new homes to meet demand
- Provide new homes with driveways to get cars off the road and keep them in sight of home
- Keep bungalows and improve them
- Don't build flats on the eastern side of Byron Avenue open space
- Build new homes where you cannot tell the difference between owners and tenants.
- Provide new shops that offer good quality low priced local produce
- No flats higher than 4 storeys

We Did

- We are consulting you at every key stage
- We would provide new energy efficient homes
- Our new homes would have their own off street car parking
- We are keeping all our bungalows and improving them
- No flats on east side of Byron Avenue open space – now only park
- You wouldn't be able to tell the difference between homes occupied by owners and tenants
- We are working hard to provide new shops that offer good quality low priced local produce
- No flats higher than 4 storeys

How can I get more involved? Join the Community Advisory Group



The Podsmead Community Advisory Group is made up from Podsmead residents. (Residents include, leaseholders, home owners, private tenants and tenants of all housing providers).

The Group has been on visits to other regeneration projects and met with the planners and architects designing the proposed Podsmead developments, redevelopments and parks.

The group is supported by Jenny Vernon and Mal Harrison from TPAS who can also provide you with independent advice in relation to the regeneration project.

If you would like to join the group or receive FREE independent advice please contact Jenny and Mal - Call Freephone* number **0800 731 1619** or email **gloucester@tpas.org.uk**

* (If calling from a mobile number you may be charged, so leave your name, mobile number and area you live for a call back.)

Have you got a question or feedback?

Get in touch...

Visit: www.shapethefutureglos.co.uk

Email: regen@gch.co.uk

Call a member of the GCH team: **01452 424344**

Join our Facebook group:
'Help Shape the Future of Matson & Podsmead'

Jeśli chciałbyś otrzymać ten dokument lub jakiegokolwiek informacje na temat projektu regeneracji w języku polskim, proszę skontaktuj się z GCH pod numerem telefonu

01452 424344 lub napisz na adres mailowy
communications@gch.co.uk.

Podczas kontaktu z nami prosimy o uwzględnieniu informacji czy mieszkasz w Matson czy w Podsmead.

