



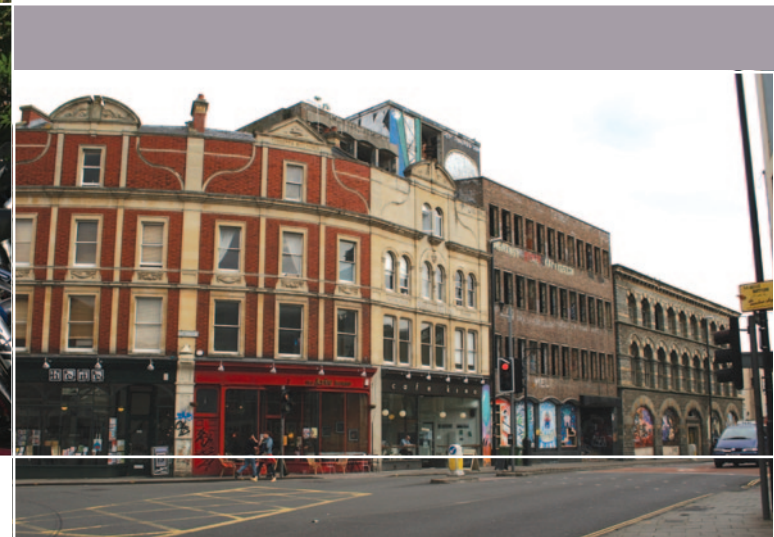
DEVELOPMENT PARTNER PROSPECTUS | GATEWAY REGENERATION OPPORTUNITY



Carriageworks and Westmoreland House

STOKES CROFT, BRISTOL

ON THE INSTRUCTIONS OF BRISTOL CITY COUNCIL



LOCATION

The Carriageworks/Westmoreland House are located on a very prominent site at the intersect of Stokes Croft A38 and Ashley Road 1km north of Bristol city centre and 0.75k km north of Cabot Circus/Broadmead shopping area.

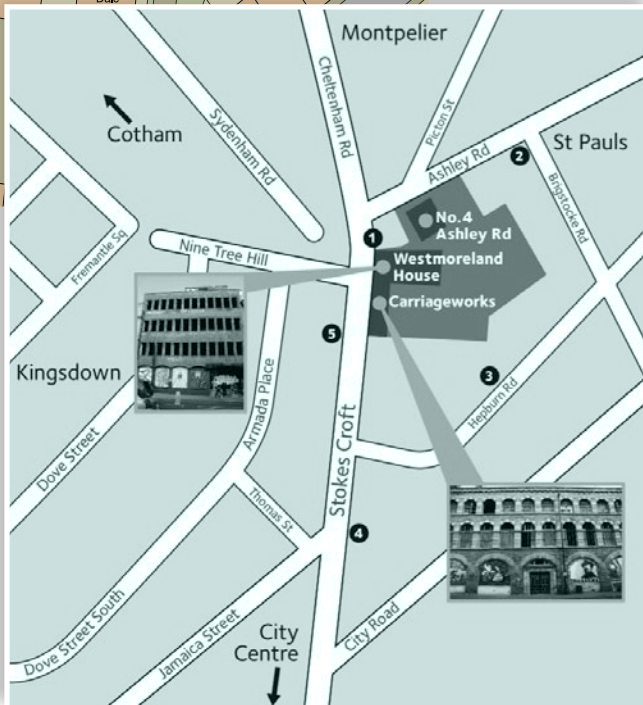
DESCRIPTION

This gateway site extends to 0.51 hectare (1.26 acres).

The buildings on the site are in derelict condition and in need of regeneration.

These include Westmoreland House, a prominent four/six storey former office building of 1960s construction, the Carriageworks, a listed Grade II* Romanesque three storey building (1862) and 4 Ashley Road, a listed Grade II, two storey stone faced Georgian detached house.

The site was previously the home of Perry & Co. who in the 19th century were the largest carriageworks in the West of England. The Carriageworks building was designed by Edward William Godwin and comprises five arches at ground level (currently blocked in) and ten arches on each of the two floors above. The roof was destroyed as a result of bombing in the war and replaced by a temporary roof. Westmoreland House is now a shell and 4 Ashley Road is in ruinous condition.



The site adjoins the Salvation Army premises on Ashley Road and surrounds a separately owned four storey Victorian block (Tucketts Buildings) and three/ four storey residential and commercial properties on both its eastern and southern boundaries. Tucketts Buildings includes two vibrant cafes and an art gallery.

Vehicular access is from Ashley Road (B4051).

Picture credits

Front cover: Carriageworks Action Group; Jo Foster

This spread, left to right: Carriageworks Action Group; Hugh Nettlefield

Back cover, left to right: Carriageworks Action Group; Hugh Nettlefield



THE OPPORTUNITY

The property is owned by Comer Homes Group who bought the site in the 1980s.

The Council has resolved to use its CPO powers to acquire the property in order to bring forward its regeneration unless it can be acquired by private negotiation.

A development partner is now being sought by the Council to work with it and the local community to bring forward high quality sustainable regeneration. It is a requirement of the successful developer to assist the Council in acquisition/CPO of the site, progress a planning application and also commence development once planning has been secured.

PLANNING CONTEXT

The Bristol Local Development Framework SPD10 'Planning a Sustainable Future for St Pauls' adopted in December 2006 identifies the property as a key development site and proposes land use to reflect the diverse mix of uses in the area.

<http://www.bristol.gov.uk/page/supplementary-planning-documents-and-guidance>

Appropriate land uses include:

- Residential development to include a mix of unit sizes and tenures that address housing demand and imbalances that exist in the area. Student housing and hostel accommodation is not considered appropriate.
- Retail or other uses appropriate to a secondary retail frontage (Classes A1 to A3) of acceptable scale and size will be required along Stokes Croft frontage.
- Employment uses related to the creative arts probably within Class B1 could also be acceptable on ground and upper floors along the Stokes Croft frontage and/or elsewhere within the development site.

The property lies within the Stokes Croft Conservation Area. Formal guidance is provided in the Bristol City Council, Stokes Croft Character Appraisal – October 2007.

<http://www.bristol.gov.uk/page/conservation-area-character-appraisals>

In 2011 the owners submitted a planning application for the development of 183 flats, shops and underground parking on the site. This application has not been determined.

In 2011 Bristol City Council facilitated a major public consultation exercise by the local communities and in December 2011 the stakeholder group agreed the resultant document entitled 'Carriageworks Community Vision' which can be viewed on www.carriageworks.org.uk.

"We are looking for a developer who will go the extra mile to deliver a scheme which we can be proud of. We are determined to find the best developer for the job who will ensure that we are continually involved in the development process and who will champion our Vision."

Carriageworks Community Vision 2011

Representatives of the Carriageworks Action Group (CAG) will be involved with the Council-led developer selection process and the successful developer will be required to work closely with the local community in developing the scheme.



TENDER PROCESS

A developer will be selected by the Council using competitive dialogue in compliance with European Union procurement legislation. The successful developer will enter into a conditional development agreement with the Council.

Stage 1: interested parties should complete the pre-qualification questionnaire including details of the relevant experience and financial resources. A shortlist of up to five bidders will be drawn up based upon responses to the PQQ.

Stage 2: shortlisted bidders will be invited to submit an outline solution for the site. The outline solutions will be evaluated, following which two bidders will be invited to submit final bids.

The key determinants used to identify the successful bidder will include scheme design, financial proposals and the ability to deliver.

Pre-Qualification Questionnaire

Potential bidders must submit their bid using Bristol's E-Tendering system (Proactis – found at <https://www.proactisplaza.com>) by noon on 28 September 2012. Reference Proactis Reqd 1000407

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CONTACT DETAILS:

Your enquiry must be in writing using Bristol City Council's e-mail system and marked for the attention of John Thompson. If you have any queries about Proactis please contact John Thompson on john.thompson@bristol.gov.uk or 0117 3525565.

