

CASE STUDY

Regeneration Housing

Rowner Renewal Project

Location: Rowner, Gosport

Cost: £145 million

Completion Date: 2017

Design Team: Rowner Renewal Partnership



Scope of Project:

- Demolition of 506 ex-MOD properties and construction of up to 700 new environmentally-friendly properties, commercial units and a new supermarket.

Key Features:

- The Rowner Renewal Project was launched in October 2007 with the mission to improve, add value and increase pride in Rowner. The Project addresses the core problems, i.e. the quality of the buildings, design of the open space and the shopping environment.
- The Project is managed by the Rowner Renewal Partnership, i.e. Homes & Communities Agency, Taylor Wimpey, Hampshire County Council, Gosport Borough Council and Portsmouth Housing Association (part of First Wessex).
- There are currently 301 privately-owned flats in the Rowner Precinct and a further 205 court houses and flats to the south of the precinct which due to lack of investment have deteriorated and are no longer suitable for modern living.
- Extensive Community consultation has taken place since the project launch including design workshops, public exhibitions and drop-in sessions. The plans have been submitted to a number of stakeholder and community groups in order to refine the design and keep the community involved.
- Outline Planning Permission was obtained in July 2009 and subsequently Phase 1 received detailed planning permission in October 2009. This phase creates 219 new homes.
- Tenure mix: 37% affordable, 53% private homes overall
- Phase 2 plans will be submitted in 2010 and include a Tesco supermarket and a number of commercial units which will create training and employment opportunities as part of this comprehensive regeneration project.
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- A Community Trust is being considered for the management of the new estate to encourage pride and ownership in the area by the wider community.
- The homes are being designed to 'Lifetime Home' standard and to the appropriate code for sustainable homes levels.