

Rowner Renewal
Enquiry Line:

08450
343317

Rowner Matters

Issue 4 – July 2008

Rowner
renewal

MasterPlan Unveiled



Thank you to everyone who attended our MasterPlan Drop-In sessions at the end of June. We

were delighted to see so many of you and valued your feedback.

The next few pages provide you with further details of the MasterPlan.

This shows the basis of our planning application with approximately 700 new homes – around 30% for rent or shared ownership. There is a supermarket and other retail units, a ten storey residential building and a variety of housing and open spaces. There is also an area that will be available for the annual Rowner Carnival, Christmas carols and other similar events.

Work will start first at the southern end near Howe Road with the construction of three low rise apartment blocks which will be

surrounded by mature trees. There will also be apartment blocks at the entrance and a number of small low rise apartment blocks at focal points at corners and ends of streets.

Flats and houses face Grange Road creating an attractive street front and Nimrod Drive has been retained in its original position. In addition there is a tree lined avenue running the length of the new area and a number of Home Zones areas.

The Partnership received many favourable comments at the Drop-Ins. We hope you like what our architects have designed. Please let us know via our website www.rownerrenewal.com or via our Enquiry Line.

Hazel Warwick
Group Regeneration
and Development
Director for
Portsmouth Housing
Association and
Spokesperson for the Partnership.



www.rownerrenewal.com

Proposed MasterPlan

We have spent the last eight months engaging with residents and community groups, working to address your concerns and meet your aspirations for the renewal of Rowner. This MasterPlan illustrates the results of that process and explains our proposals for the new layout of the regeneration area.

The proposal consists of:

- Approximately 700 new homes
- A wide range of sizes and types of home to suit all sections of the community
- New homes available for rent and for private sale as well as for Shared Ownership on a part rent/part buy basis
- A new supermarket and small shop units
- A tree lined central avenue
- Pedestrian friendly, traffic calmed streets – Home Zones
- Secure and convenient parking – on-street and in courtyards
- A variety of public open spaces.



MasterPlan Key:

1. Nimrod Drive retained and improved as main entrance into Rowner
2. Existing trees retained along Grange Road
3. New road provides good access for extended community centre and pub
4. New community square at the heart of Rowner
5. Small shop units next to supermarket
6. Elegant 10 storey tower acts as a marker for the centre of Rowner
7. South-facing flats wrap around the rear of the supermarket
8. Main southern entrance to Rowner marked by new 3 and 4 storey gateway blocks
9. Mound partly removed and replaced with 3 storey flat blocks
10. Good quality group of trees retained
11. Existing moulds and bridge removed and replaced with houses.



Indicative Phasing Plan & Illustrative Street Elevations







Indicative Phasing Plan

The plan indicates the order in which it is proposed to construct the various phases of development within the regeneration area.

It is currently proposed that phases 1 and 2 will be submitted as full Detailed Planning Applications at the same time, or just after, the main Outline Planning Application.



Key:

- | | |
|---|---|
|  Phase 1 |  Phase 5 |
|  Phase 2 |  Phase 6 |
|  Phase 3 |  Phase 7 |
|  Phase 4 |  Phase 8 |

Illustrative Street Elevations



What might the new buildings look like?

These illustrative street scenes give an impression of what the new homes and shops might look like. They show how a variety of different characters are created by the use of a range of forms and materials in different parts of the site. They also show how the careful planting of trees and low-level planting will help soften the appearance of the new buildings.



Proposed Timetable for the Rowner Renewal Project:

Planning Application:
Late Summer 2008

Approval expected:
Winter 08/09

Work starts at Phase 1:
Spring 2009

Residents move into Phase 1:
Winter 2009

Phase 2 area demolished:
Autumn 2010

Demolish Phase 5 (high rise block):
End of 2011

Project completes:
2016

For further information about this project visit www.rownerrenewal.com

The Rowner Enquiry Line is 08450 343317

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Football Training for Under 13s

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The ball park behind Exeter Court in Rowner is a great resource for local children, but sometimes the younger ones don't get as much of a chance to use it as they'd like.

During the spring half-term, Portsmouth Housing Association (together with SEHCO, a charity run by PHA residents) put on two days of football training sessions for under 13s.

Over 25 local children took part in brushing up their ball control skills with the help of a local resident who was recently helped by the Rowner Access Point to get her FA Level 1 Coaching Certificate. The sessions were free and there was plenty of equipment to make them more interesting – cones, jumps and lots of footballs.

Each session finished with a five-a-side match so that everybody could use their new skills. Several girls took part, and asked that next time some of the



sessions could be girls-only. PHA is hoping to run more sessions during the summer holidays. Watch this space.

It's Carnival Time Again

Over 400 residents dressed up and marched through Rowner for the sixth annual carnival. This year the theme was "Story Time" to support the 2008 National Year of Reading. For the first time The Rowner Renewal Partnership had a stand with a children's free "book-swap" table. Children from the junior school and staff from PHA had donated the books from home. For every book taken away the children received a Rowner Renewal helium balloon.

In addition, Hampshire County Council's library bus launched the Summer Reading Challenge for every child to read six books over the summer holidays. Children collect a sticker for every book they read and a medal if they



Ivor Goodsite with Mayor of Gosport Cllr Derek Kimber and Mrs Pat Kimber.

complete all six. Families can use the SureStart library over the summer to complete the challenge – or indeed come into any of the local libraries.

The Rowner Renewal Partnership also introduced a character called "Ivor Goodsite" to the Carnival procession. Portsmouth Housing Association's John Waterfield was the brave volunteer to wear the giant 7ft foam suit. Ivor Goodsite tours the country to promote the virtues of good site safety and the Considerate Contractor Scheme of which the Partnership is a member.

The Partnership plans to use this character later in the year to teach young children about the dangers of playing on construction sites and developing awareness about what the contractors will be wearing to keep them safe next year.

Hampshire County Council's Junior Community Team marched in the procession in their special uniforms. The JCT scheme was set up as a pilot in May 2007 with 15 children from Year 6 at Grange Junior School. The children work with the Accredited Community Safety Officers to help improve their local area. So far they have



taken part in sessions which include learning about the environment, litter picks, baking cakes for the elderly, car washing for the community and much, much more.

Portsmouth Housing Association's stand was

next door to the Rowner Renewal stand and its housing team was there to answer any questions about re-housing options and gave away energy-saving lightbulbs.

Finally, Hampshire County Council's in-house catering service promoted the uptake of healthy school meals as one of the first local authorities in the country to introduce improved healthy menus for school meals. Specimen menus were given out showing some of the children's most popular food choices.



All in all it was a fun-packed few hours and the sun was kind and shone for us. Many residents took part and the carnival was the largest yet and a great success.

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VIP Visit to Rowner

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The new Homes and Communities Agency (HCA) will begin operating in 2009 and focus on affordability, growth, renewal and sustainability. Bringing together English Partnerships, investment functions of the Housing Corporation, and the Academy for Sustainable Communities, together with some delivery functions of Communities and Local Government, the HCA will be the single housing and regeneration agency for England.

Its recently appointed Chief Executive Designate, Sir Bob Kerslake, made his first visit to Rowner on 3 July to meet members of the Rowner Renewal Partnership and study the MasterPlan for the area. He was very impressed by the sense of community he found here.

Sir Bob said: "It's very encouraging to see that the needs and aspirations of existing residents are at the heart of the regeneration proposals for Rowner. An empowered, unified community exists here already and the work of the Partnership is building upon this strong foundation. When the HCA is established next year, it will take responsibility for this inspiring renewal project, and help to ensure its continued successful delivery."





INVESTOR IN PEOPLE

If you would like this information translated into any other language, or made available in large print or audio format, please contact **08450 343317**.

A partnership of
English Partnerships
Gosport Borough Council
Hampshire County Council
Portsmouth Housing Association
and **Taylor Wimpey UK Ltd**

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