



Rowner Renewal, Gosport, UK

Estate Regeneration:
Turning the Estate Around



We can make Rowner a place people want to live in – not just because it's cheap



A local resident

The Rowner Estate is a former naval estate built in the 1960s. At the centre is the Rowner Precinct, a monolithic collection of seven storey buildings, housing flats and maisonettes. The precinct has suffered from an acute lack of financial investment that has seen the built fabric deteriorate into an unattractive focus for the estate.

The poor image and quality of the environment resulted in low property prices, high levels of private rented housing and multiple occupation homes with many residents suffering from high levels of deprivation.

The Radburn layout of the estate resulted in poor definition between public and private space, and has compounded community safety and accessibility issues.

Project Delivery

- A Vision and masterplan for the long-term, sustainable transformation of the estate through an extensive resident and stakeholder engagement process.
- Phased demolition proposals for 501 existing properties and replacement with up to 700 mixed-tenure houses and apartments.
- Redevelopment of vacant and underused land to provide sites for the initial phases of housing and homes for decanting residents.
- Development of a local shopping centre within a network of pedestrian friendly streets and spaces.
- A central tree lined avenue to create a north-south connection through the neighbourhood, linking the existing schools and central community facilities with the wider area.
- A Design Code setting out the parameters of the scheme design, including the creation of different character areas, hierarchy of streets and spaces and guidance on the appropriate treatment of hard and soft landscape.
- Detailed proposals for the first phase of development have been approved and construction has commenced on site.

Client

Rowner Renewal Partnership

A partnership between Homes & Communities Agency, Portsmouth Housing Association, Taylor Wimpey, Gosport Borough Council and Hampshire County Council.

