



# tipner regeneration

Presentation to Portsmouth City Council 14<sup>th</sup> January 2008

- regeneration of gateway
- funding / land assembly
- traffic / park & ride
- housing mix
- partnership / masterplanning



Tipner Regeneration Co. Ltd.



Portsmouth  
CITY COUNCIL



## South East England Development Agency (SEEDA)

- Regional development agency
- development and regeneration expertise
- role
  - help facilitate the development
  - identify and secure public sector funding
  - assist with land assembly
  - prospective funding partner



Tipner Regeneration Co. Ltd.



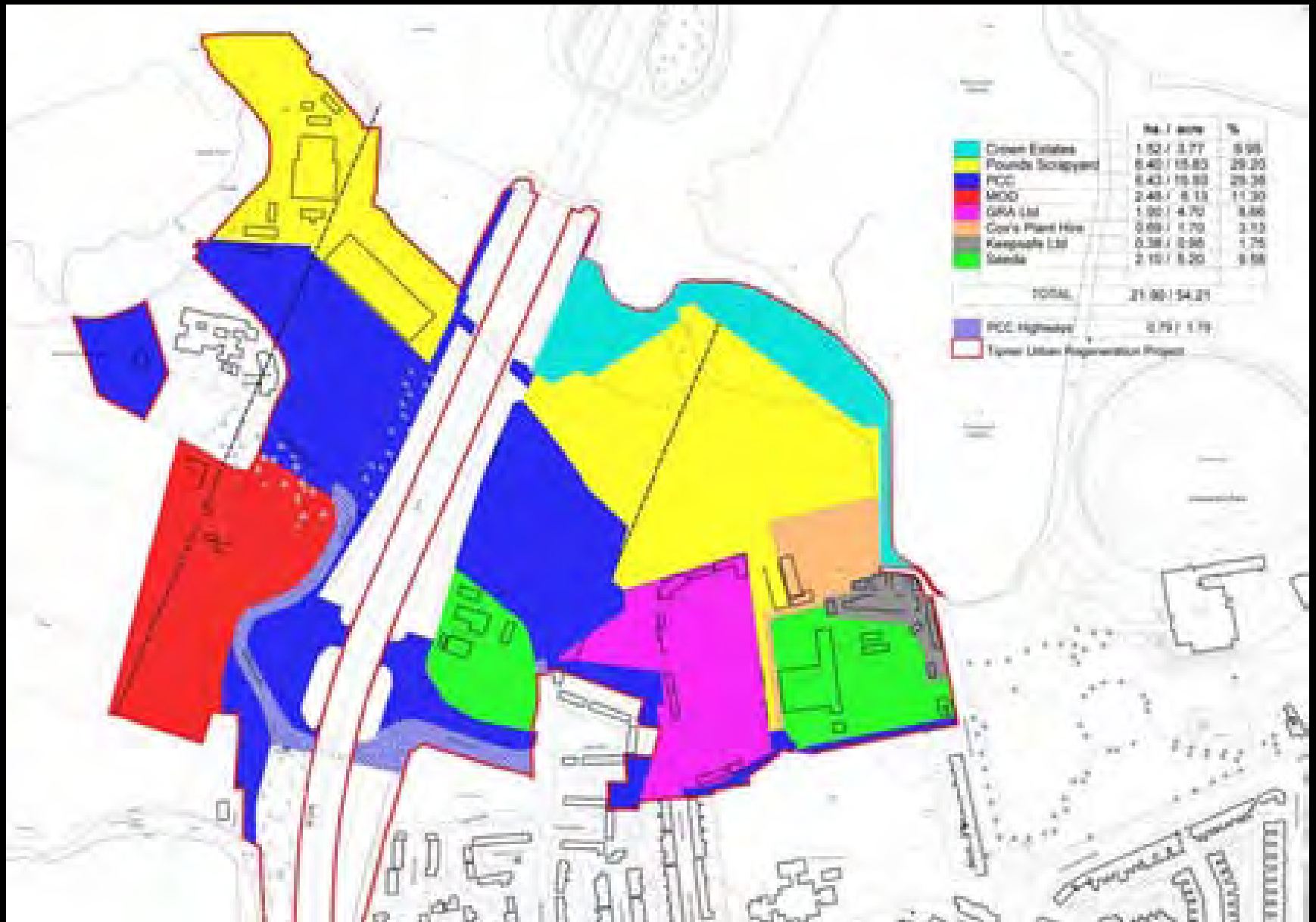
Portsmouth  
CITY COUNCIL

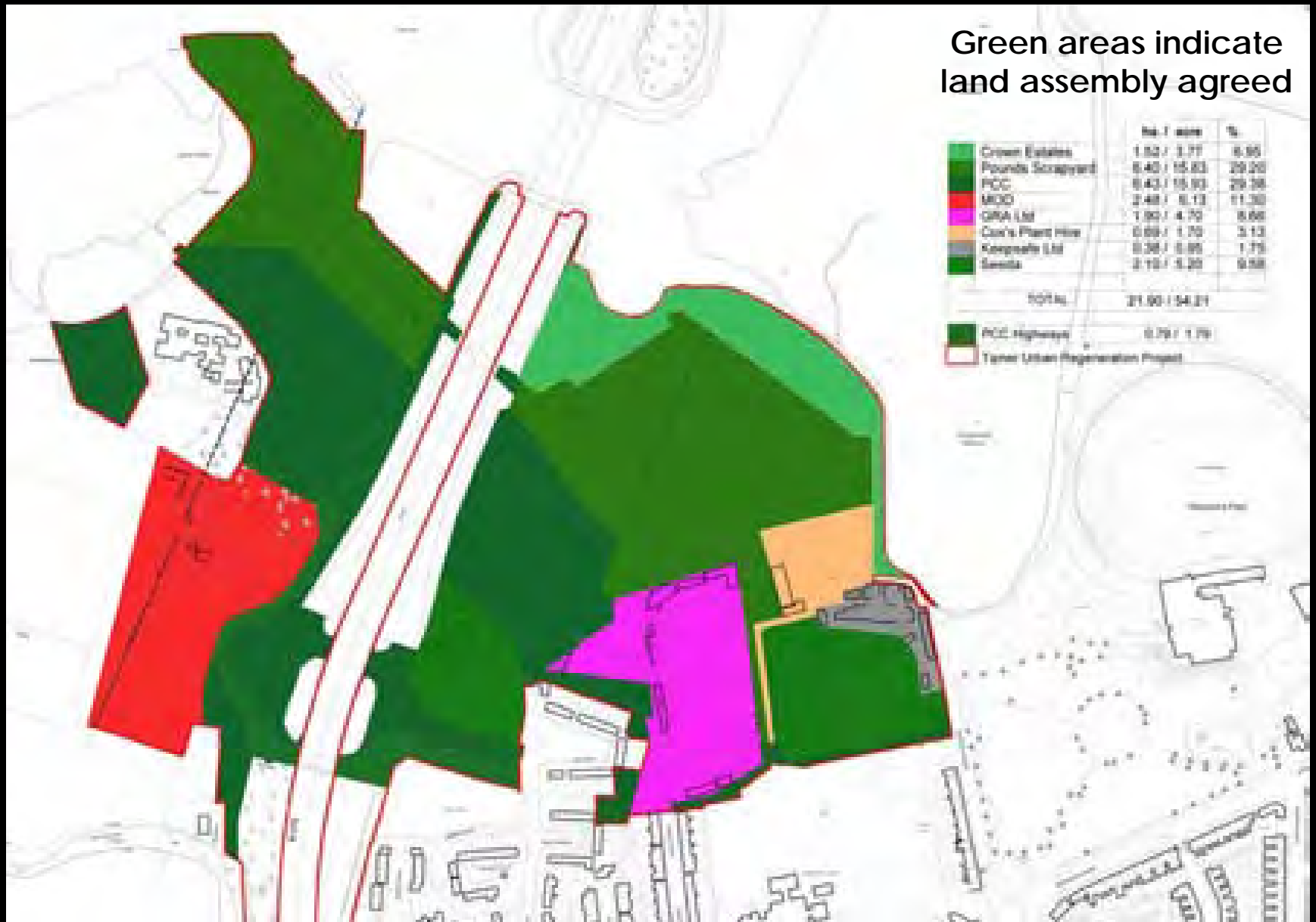


## PCC aspirations

- regeneration of tipner
- quality 'gateway' development
- mixed use - housing & jobs
- park & ride with access from M275
- public access to waterfront
- improved community facilities
- new bus lane to Rudmore roundabout





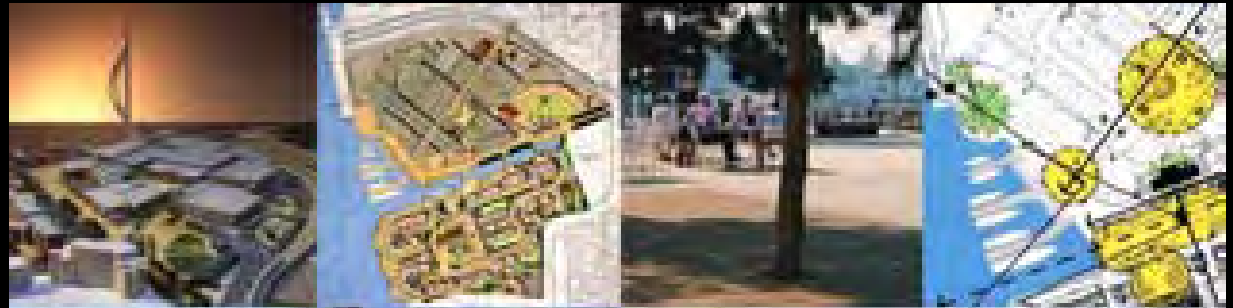


## Masterplan Professional team

- **Mark Crosby Consensus**  
Communications
- **Hyland Edgar Driver**  
Landscape architects & Urban designer
- **Rider Levett Bucknall**  
Project Managers & Quantity Surveyors
- **Jubb consulting**  
Traffic planning & Consulting Engineer
- **HGP Architects**  
Chartered Architects

Specialist Consultants: CPPC - Planning Consultants  
RPS - Noise & Air Quality Consultants  
Baker Shepherd Gillespie - Ecology  
IKM - Site Investigation & Environmental Investigation

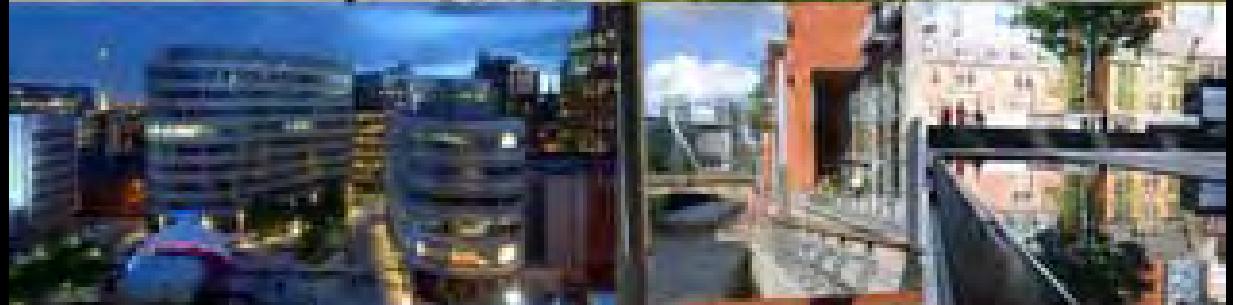
Gunwharf, Portsmouth



Granton



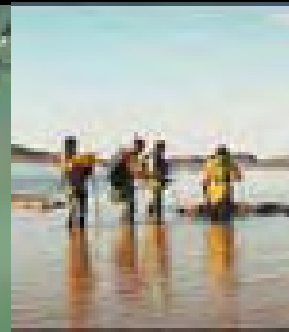
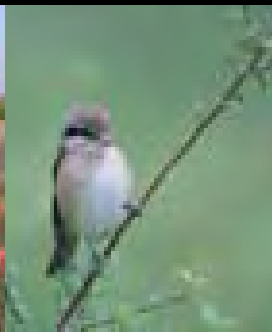
Spinningfields, Manchester



T5 & London Olympic2012 stadium



- site investigation
- transportation studies – PCC
- noise & air quality studies
- ecology studies



Portsdown Hill

Port Solent

Portchester Castle

Tri-Sail

The site

Spinnaker Tower



- Gateway to Portsmouth
- Regeneration brownfield site
- Mixed use development
- Complies with local plan
  - 1600 homes
  - Local Centre
  - Hotel and offices
  - Waterfront destination
  - Park and Ride facilities





























- Dwellings: 1600
- Local Centre: 1750 m<sup>2</sup>
- Offices: 25000m<sup>2</sup>
- Hotel: 150 Bedroom
- Tipner Point – Listed building/Commercial/Leisure: 2380m<sup>2</sup>
- Park & Ride: 1800 car parking spaces





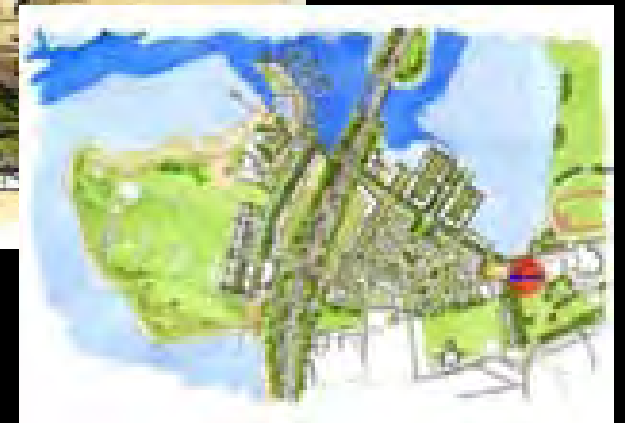
- brownfield site
- good public transport links
- flood defence scheme
- ecology rich
- renewable energy
- green & brown roofs

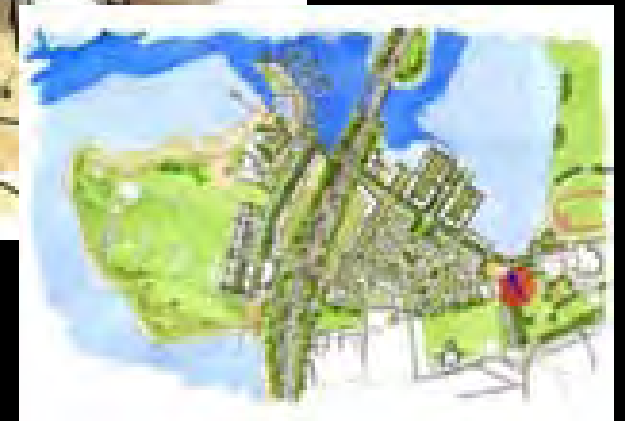




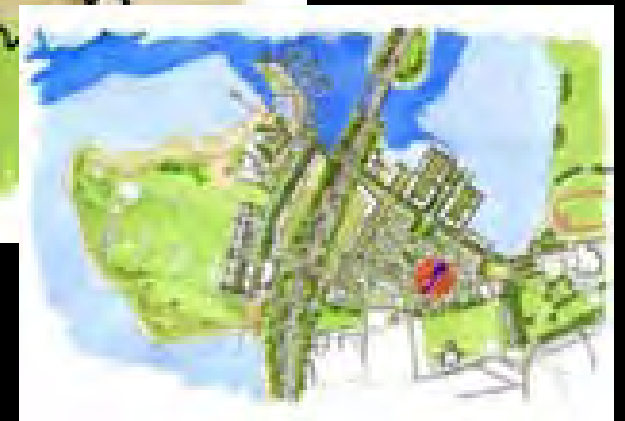




























## Tipner Regeneration Masterplan

*“Our objective is to devise and promote the opportunity for key stakeholders and the wider community to comment on the emerging masterplan for the regeneration of the Tipner site - and to use the feedback from that engagement to help guide and inform the completion of an adopted masterplan”.*

We will adopt a ‘ripple’ approach to consultation.

Beginning with Councillors and Officers -

Then engaging with our nearest neighbours and other key stakeholders -

And finally encompassing the wider community.

## Emerging Programme (Key Stages and Events):

1. Presentation to Council and officers (Consultation) Masterplan.
2. Presentation to Nearest Neighbours (Osier Close and Harbour Way).
3. Community Planning Forum with Stamshaw & Tipner and other local community stakeholders.
4. Programme of meetings with specialist groups and organisations including the Environmental Forum and The Portsmouth Society.
5. Public exhibitions for the wider community

Comments, issues and aspirations from this phase of engagement are fed back to the design team and a revised (where appropriate) masterplan adopted to accompany planning application.

6. Presentation of the (Adopted) Masterplan to council, stakeholders and the community prior to the submission of a planning application.



- good housing mix
- business space
- park & ride
- public access to waterfront
- improved community facilities