

APPENDIX 14 INDICATIVE MASTERPLAN FOR REGENERATION

1.1 Assumed quantum of development embedded in Financial Model

The indicative masterplan for regeneration included in this Business Plan (and reflected in the Financial portion of the HDV Strategic Business Plan) assumes a comprehensive demolition and rebuild of the existing estate in order to realise the Council’s ambition for social and economic change and the delivery of significant numbers of new homes and employment opportunities as well as significant new social infrastructure. This will be tested through community engagement and further discussions with the Council and HDV Board to inform the final solution adopted by the HDV.

Table 1-1 HDV targeted delivery outcomes

HOMES 	NEW BUILD UNITS 5,003		
AVERAGE DENSITY 	155 DWELLINGS PER HECTARE	466 HABITABLE ROOMS PER HECTARE	
MIX 	OMS & PRS STUDIO = 5% 1 BED = 40% 2 BED = 45% 3 BED = 10% 4 BED = NA	AFFORDABLE RENTED STUDIO = NA 1 BED = 15% 2 BED = 43% 3 BED = 32% 4 BED = 10%	AFFORDABLE INTERMEDIATE STUDIO = NA 1 BED = 20% 2 BED = 50% 3 BED = 25% 4 BED = 5%
COMMERCIAL 	RETAIL 4,000 SQ.M GEA	OFFICE 42,000 SQ.M GEA	WORKSPACE 2,000 SQ.M GEA
EDUCATION 	PRIMARY 4FE 840 PUPILS	SECONDARY 10FE 1650 PUPILS (1350 + 300 POST 16)	SKILLS CENTRE Employer led vocational training
COMMUNITY 		HEALTH & WELL-BEING CENTRE 4,841 SQ.M	
PUBLIC OPEN SPACE 	PUBLICLY ACCESSIBLE SPACE 11.87 HA. (37%)	<ul style="list-style-type: none"> • PAXTON SQUARE = 0.27 • ALMOND GARDENS = 0.43 HA • NORTHUMBERLAND PARK = 1.3 HA • WILLOUGHBY PLAZA = 0.4 HA • WALTER TULL GARDENS = 0.15 HA • STATION PLAZA = 0.24 HA 	