1. Site Context and Overview

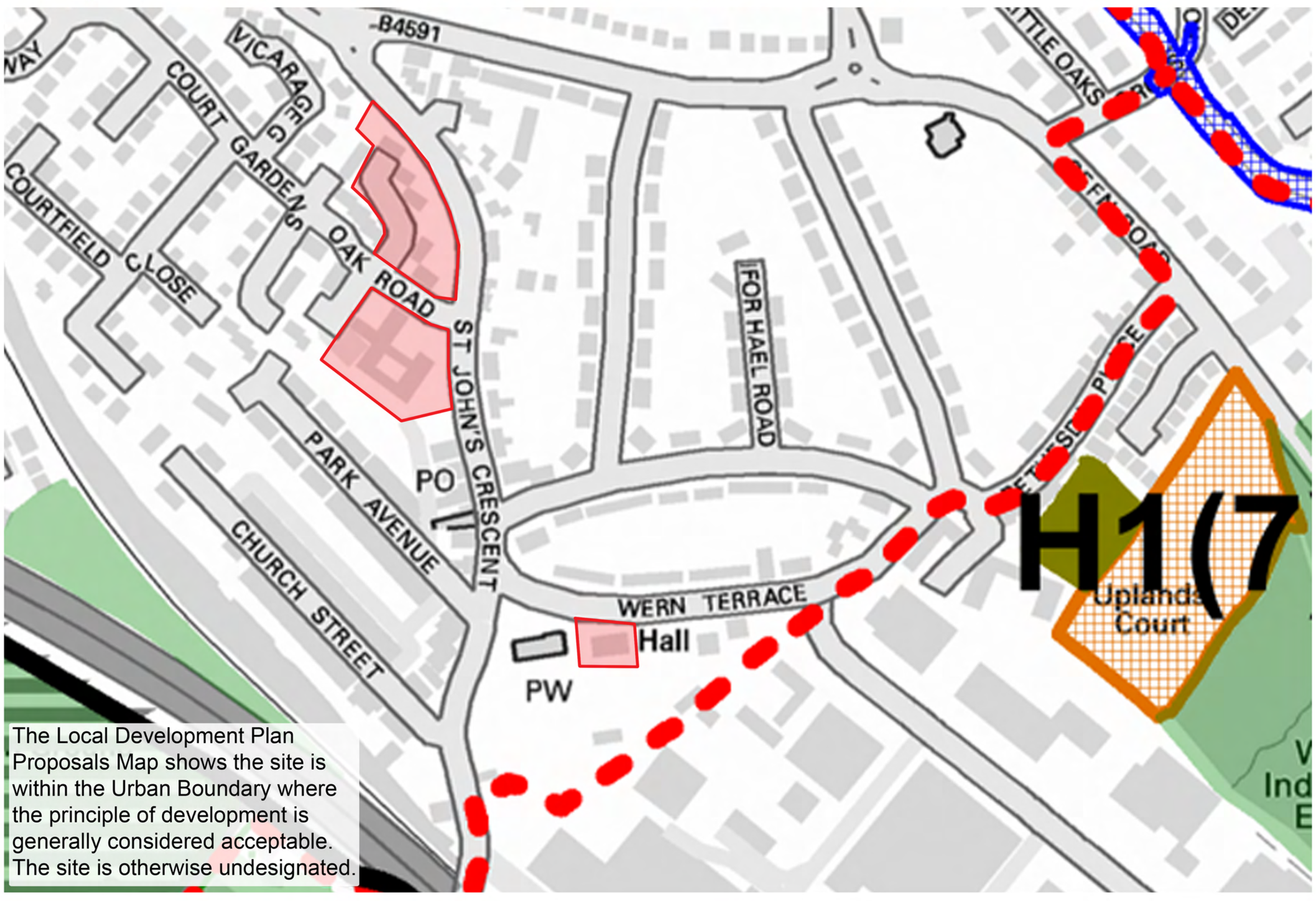
Aerial Image Demonstrating Site Boundary

The site is comprised of 1 - 23 Oak Road, former St. Johns Court Care Home and St. Johns Church Hall

Newport Local Development Plan Constraints Map

The Local Development Plan Constraints Map shows the site is undesignated by any constraints.

Newport Local Development Plan Proposals Map



The Local Development Plan Proposals Map shows the site is within the Urban Boundary where the principle of development is generally considered acceptable. The site is otherwise undesignated.

Key

- Urban Boundary
- Long Distance Walk / Cycleway
- Allotments
- Environmental Space
- Conservation Area
- Sand and Gravel Resource
- Housing Sites
- Site Boundary

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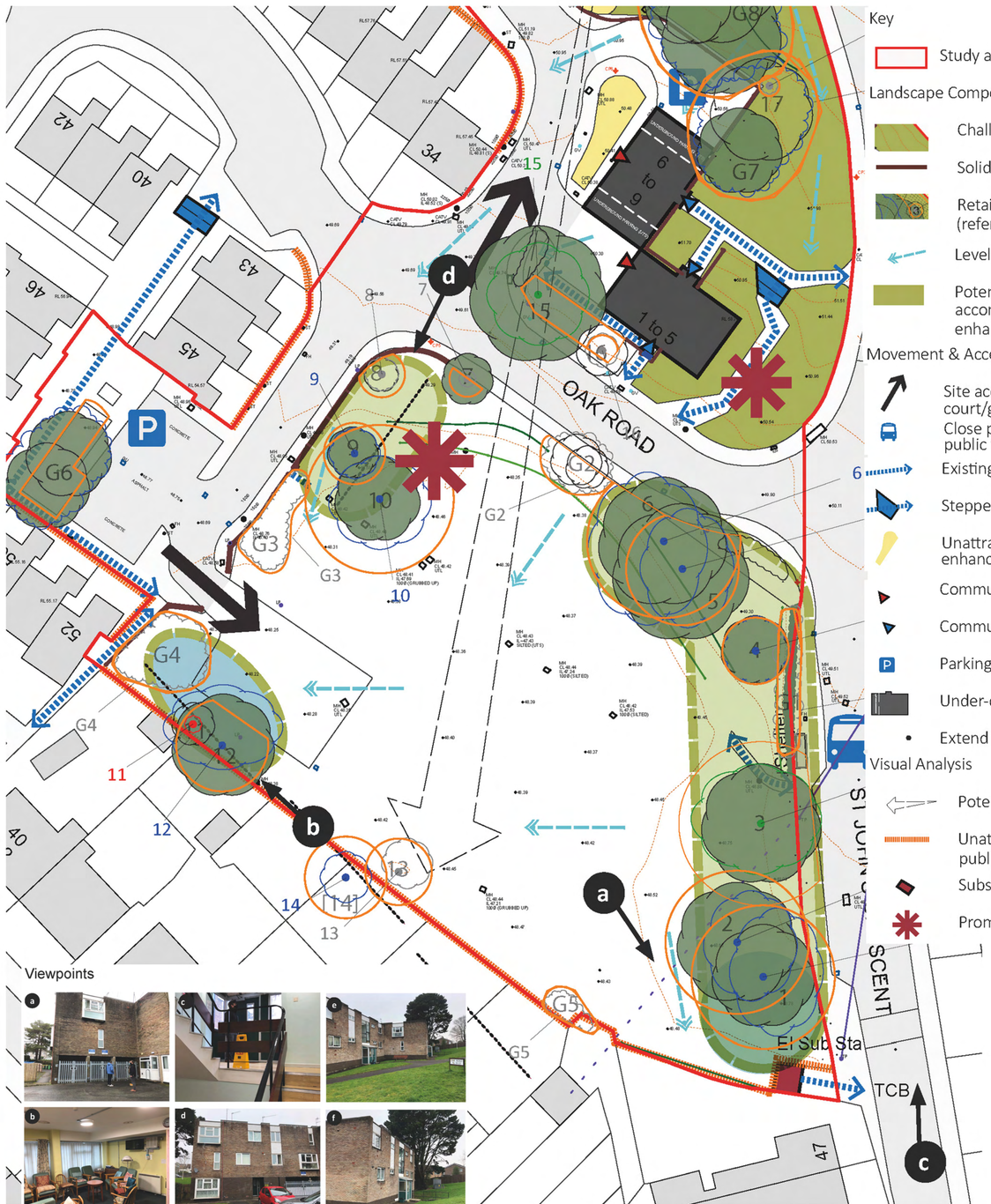
2. Opportunities and Constraints



Key

- Study area boundary

Landscape Components

- Challenging levels (0.5m contours)
- Solid wall, retaining in places
- Retain High Quality Trees, respect RPA (refer to Arb Survey)
- Levels falling / SUDS potential
- Potential to enhance amenity areas, accommodate SUDS, enhance linkages and improve biodiversity

Movement & Access

- Site access via adopted road serving parking court/garages
- Close proximity to bus stop, well served by public transport
- Existing footpath network
- Stepped access
- Unattractive amenity areas - potential to enhance / relocate
- Communal entrance (level access)
- Communal entrance (stepped)
- Parking court
- Under-croft parking - annotated on plan
- Extend 20MPH zone.

Visual Analysis

- Potential for distant views
- Unattractive exposed rear fences fronting public realm
- Substation
- Prominent corner, potential focal point

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3. Design Evolution

Scenario 1: Re-furbish + Re-build

Over 55's return

Scenario 2: Re-imagine + Re-build

Over 55's return / relocated

Scenario 3: Rebuild

Over 55's relocated **to southern parcel**

Option Chosen

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4. Proposed Site Layout

St Johns Court Northern Parcel Layout

St Johns Court Southern Parcel Layout

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5. Proposed Visuals

Proposed Houses Northern Parcel

Proposed Flats Northern Parcel

Proposed Central Courtyard Southern Parcel

Proposed Bungalows Southern Parcel

Proposed Over 55's Flats Southern Parcel

Proposed Over 55's Flats Southern Parcel

Precedent Images

Which do you like?

1

2

3

4

5

6. Proposed Church Hall Conversion

Proposed Site Layout

Proposed Ground Floor Plan

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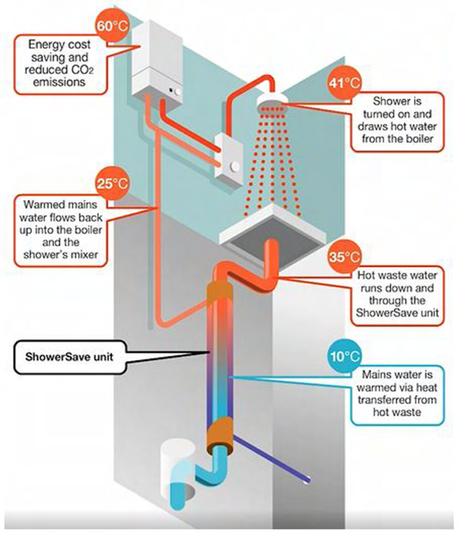
7. Proposed Sustainability Principles

Waste Water Heat Recovery



How does this work?

Typically, a waste water heat recovery system works by extracting the heat from the water your shower or bath sends down the drain. This heat is used to warm the incoming mains water, reducing the strain on your boiler and the energy required to heat your water up to temperature. A system normally takes the form of a long vertical copper pipe, where the warm water runs alongside the colder mains water to exchange the heat.

Air Source Heat Pumps

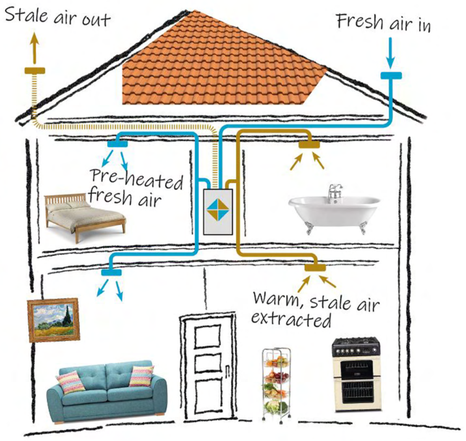
How does this work?

Aeromax Plus air source heat pump collects and utilises thermal energy from the outside air to heat the home and provide domestic hot water. It does this in the same way that a fridge extracts heat from its inside. It can extract heat from the air even when the outside temperature is as low as –20 degrees C. The heat generated can be used to warm water for radiators, underfloor heating systems or provide domestic hot water in your home. The process is simple, effective and entirely renewable – something which is good for both the environment and future generations as well as our pockets.

Mechanically Ventilated Heat Recovery

How does this work?

Heat recovery ventilation (HRV), also known as mechanical ventilation heat recovery (MVHR), is an energy recovery ventilation system which works between two sources at different temperatures. By recovering the residual heat in the exhaust gas, the fresh air introduced into the air conditioning system is pre-heated (pre-cooled), and the fresh air enthalpy is increased (reduced) before the fresh air enters the room or the air cooler of the air conditioning unit performs heat and moisture treatment.Building exhaust air is used as either a heat source or heat sink depending on the climate conditions, time of year and requirements of the building.



Solar PV

How does this work?

A photovoltaic system, also PV system or solar power system, is an electric power system designed to supply usable solar power by means of photovoltaics. It consists of an arrangement of several components, including solar panels to absorb and convert sunlight into electricity.

Green Roof

How does this work?

A green roof or living roof is a roof of a building that is partially or completely covered with vegetation and a growing medium, planted over a waterproofing membrane. It may also include additional layers such as a root barrier and drainage and irrigation systems.

What else?

Other key sustainability principles:

- 37% fabric improvement over current requirements
- 133-145% carbon emissions improvement over current requirements
- Regulated and un-regulated energy Zero Carbon
- Air tightness of below 1.0 $m^3/h/m^2$ (@ 50pa)
- Triple glazed windows with BFRC certificates
- Passive house levels of insulation
- Solar Photovoltaic maximised to approximately 8.6kWp per dwelling

8. Prospective Programme - What happens next?

The process and prospective timescales for the proposed development are set out below.

Spring 2022 — 1 — Community and planning engagement period

Spring / Summer 2022 — 2 — Submit Planning Application

Winter 2022 — 3 — Planning Approval

Spring 2023 — 4 — Procurement and discharge of planning conditions

Mid to Late 2023 — 5 — Anticipated Construction Start

What is Planning Permission?

A detailed planning application sets out the fundamental principles of a development proposal. The scope of information to be submitted includes the following:

- The use or uses proposed for the development;
- The amount of development proposed for each use;
- A site layout plan showing the specific location and size of each use proposed;
- A set of floor plans and elevations for all builldings proposed showing their exact appearance;
- Supporting suite of additional plans and documents. The plans and documents proposed to support this proposed are:

Suite of architectural plans;
Design and Access Statement;
Planning Statement;
PAC Report;
Planning Application Forms;
Ecology Surveys and Asessment;
Tree Survey and Assessment;
Landscape Scheme;
Transport Statement;
Drainage Strategy;
Ground Investigation Survey and Report

Construction

This is an indiactive timeline for the proposed development and assumes no issues with each stage.

Construction of homes are anticipated to begin mid to late 2023.

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