



Frequently Asked Questions

St Johns' Court, Oak Road and St Johns' Church proposed development



Questions relating to St Johns' Court and Oak Road

Why did you choose Oak Road as a suitable Regeneration Scheme?

As part of our 2025 Strategy NCH is committed to investing in our homes, Oak Road was highlighted because of the condition of the current accommodation. In 2021 we undertook an options appraisal process to understand the best long term approach to homes in Oak Road. The outcome of the options appraisal was for demolition of the existing Oak Road flats and to provide modern, zero carbon homes with a mix of apartments and houses.

What will happen the existing customers at Oak Road?

Our plans are to build new bespoke over 55's accommodation on the currently vacant site at St Johns Court first, all of the existing customers will be offered one these new homes. We will be working with each customer on an individual basis to meet their needs and will ensure that all customers get the help and support that they need.

Why are you building on the empty site of the former St Johns' Court?

The former St Johns' Court was demolished in around 2010 It contained out dated and low demand bedsits with shared kitchen and bathroom facilities. Since then it has remained in the ownership of NCH with an intension to redevelop the site. With the demand for affordable housing at record levels it is important to utilise this space and build much needed modern housing.

What are the different types of new homes that will be built?

Currently on the Oak Road site there are 23 flats, these will be demolished and the regeneration will provide 17 new homes, 9 x 1 bedroom apartments, 3 x 2 bedroom apartments, 3 x 2 bedroom houses 2 x 3 bedroom houses. On the former St Johns'

Court site, we are building 22 apartments and 6 bungalows for over 55's accommodation.

Is there a need to build more homes in Rogerstone?

NCC continue to identify a significant shortage of all types of accommodation in Rogerstone, however there is a significant demand for 1 and 2 bed apartments in the area. Rogerstone has less social housing on average than the rest of Newport.

There are currently a number of mature trees around the Oak road and St Johns' Court site, what will happen to them?

We understand what these trees currently bring to the site and the importance of them with regards to enhancing the environment, the proposed design has been arranged around the existing trees in order to retain them. We will further enhance this with more landscaping that will include trees and shrubs as part of the regeneration work for the site.

Parking in the area is already difficult, is this development going to increase the demand for parking in the immediate area?

We have included parking within the development in line with requirement, we have further commissioned a Parking Survey to be carried out in the next couple of weeks to establish demand for parking in the area at peak times. The results of the survey will contribute to further development of the site design before the planning application is submitted.

What consultation has there been with residents?

We held a range of events with customers living in the existing homes on Oak Road during the options appraisal stage to take their views into account in the decision making process. Since then, we have held a

number of events for us to share the emerging plans and to talk to customers and the wider community about the proposals. Where possible, comments received have been incorporated into our design. If anyone has any further queries they can contact Rebecca.sluman@newportcityhomes.com who will be happy to help.

Is this a green sustainable development?

NCH are developing homes that are fit for the future, the current proposal for the development is a zero-carbon design to achieve energy efficiency, reduce carbon emissions and includes P.V solar panels, air source heat pumps, green roofs and sustainable drainage designs.

Questions relating to St Johns' Church Hall, Wern Terrace

Is the Church hall still needed for community events?

We have discussed this with local community groups as part of our initial site appraisal and there was no interest from local groups because there are other facilities close by.

Why are the church selling the hall?

The church has commissioned a condition survey that has highlighted extensive repairs that are required to the building. The church does not have the funds to complete the required works and have explored possible grant options without success because there are other community facilities in the area. Due to the ongoing building insurance for the hall with is a drain on limited resources, with no realistic way for the hall to re-enter use as a church or community facility, the use as social housing is considered a Christian and moral route to something positive coming from a negative solution.

Why are you converting the existing building into housing and not demolishing it?

We looked at various options for the site including demolishing the church hall and building new flats or houses, the current plan to retain the hall and convert it means that we can retain the character of the site while providing much needed accommodation in the area.

Is the height of the building changing?

The design has been completed and retains the existing façade, there will no changes to the footprint or the height of the building. The proposal is for 6, 1 bed apartments which be included within the outer fabric of the building. This is in line with Newport City Councils housing need demand assessment.

Will the plans affect current access to the graveyard?

The existing access to the graveyard along the right side of the building will be retained by the church.

How will the boundary between the church and the church hall site be marked?

We will be using suitable boundary fencing for the church hall site with further use of landscaping to enhance privacy for both the residents of the church hall and those visiting the graveyard.

Will any graves be disturbed by the work to convert the church hall?

There are no graves within the church hall site and we will ensure that any boundary works will not impact on the graveyard.

How will safety and access to the graveyard be managed during the construction phase on the church hall how will this impact on people visiting the graveyard?

The build contractor will be responsible for safety and maintaining access to the graveyard, part of this will require the contractor to provide a construction management plan which will need to cover safety and continued access. NCH will be working closely with the contractor to make sure that we maintain a safe and secure environment for people visiting the graveyard.

Parking in the area is already difficult, is this development going to increase the demand for parking in the immediate area?

We have included parking within the development in line with requirement, we have further commissioned a Parking Survey to be carried out in the next couple of weeks to establish demand for parking in the area at peak times. The results of the survey will contribute to further development of the site design before the planning application is submitted.

If anyone has any further queries they can contact **Rebecca.sluman@newportcityhomes.com** who will be happy to help.

