

00 Introduction

Housing Needs

We've worked closely with Newport City Council to develop a Housing Mix that responds to the needs and requirements of the local area.

The Housing mix we are proposing has been derived using the latest Newport City Homes Housing data and through discussions with the Local Authority.



Options Appraisals

Due to the condition of the properties in Alway, NCH needed to look at the investment needs of the properties. In 2020-2021 we carried out an options appraisal, which reviewed the options of doing nothing, major refurbishment or regeneration, which is demolishing existing homes and building new ones. The work included carrying out surveys of homes, exploring design and technical options for both refurbishment and regeneration and engaging with residents to find out their views. This process led NCH to consider that demolition of homes and building new ones would be the best approach for Penkin Hill and Aberthaw Road (East) and we are now looking to take this work forward.



Resident Engagement

Existing residents have been engaged with from the early stages of this projects development.

We have been working closely alongside them to understand their housing requirements.

We are still talking with residents about their rehousing process to suitable housing, should you wish to discuss this further please contact us.

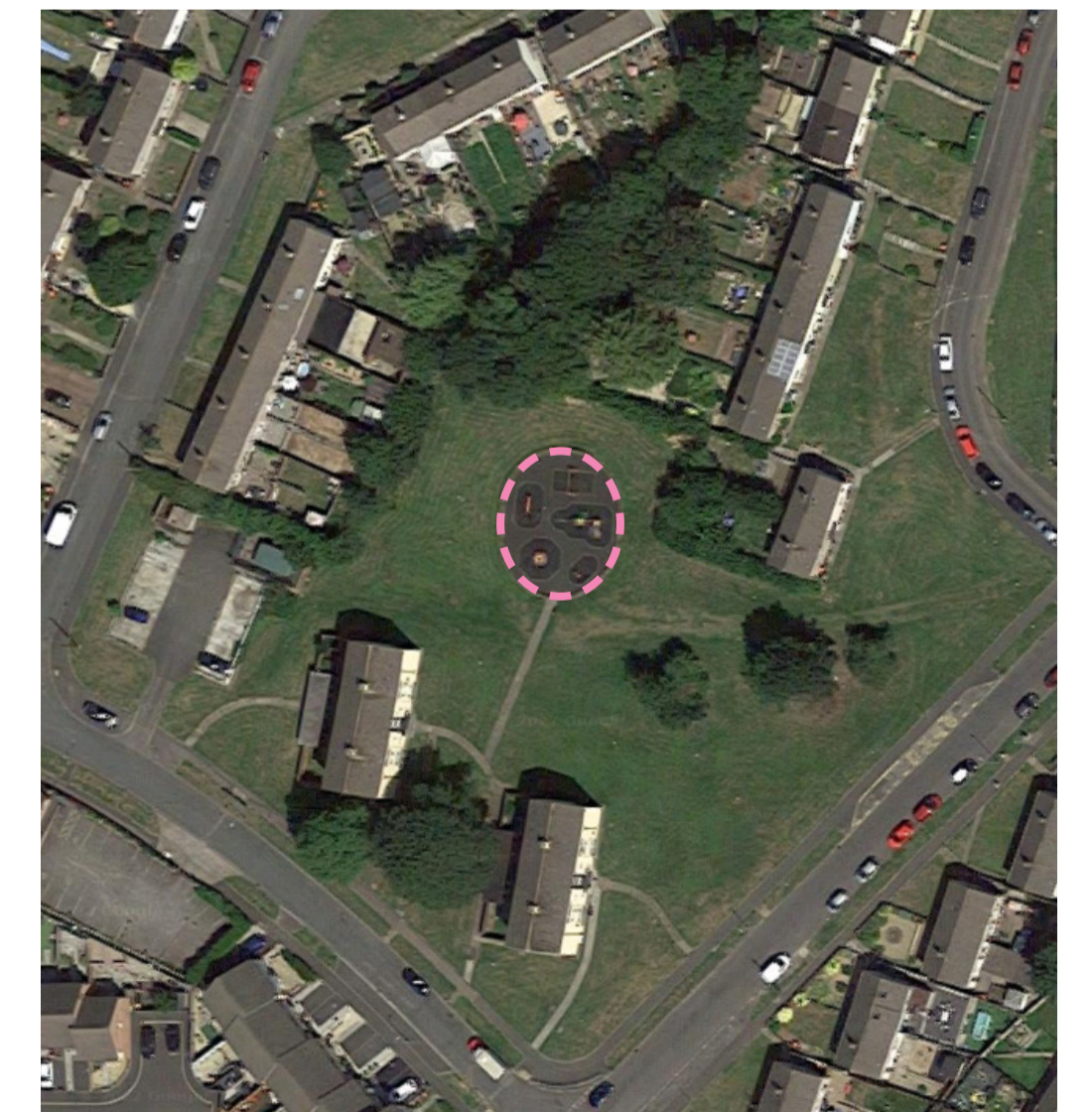


Replacing the Play Area

Due to the proposed development at Penkin Hill the existing Play Area will need to be relocated.

We have proposed two options for the relocation, which can be found on the Site Location Plan.

We'd greatly appreciate your feedback on the location for the new Play Area.



01 Site Location Plan



02 Proposed Site Plan - Aberthaw Road



30 new homes in total

47 new bedrooms

13 1 Bed 2 Person Flats (50-53m²)

4 2 Bed 3 Person Flats at (66m²)

5 2 Bed 4 Person Flats at (58m²)

5 2 Bed 4 Person House (83m²)

3 2 Bed 3 Person House (62m²)

33 proposed new parking spaces

300 m² shared green space

03 Proposed Site Plan - Penkin Hill



40 new homes in total

55 new bedrooms

26 1 Bed 2 Person Flats (50-61m²)

6 2 Bed 3 Person Flats (58m²)

7 2 Bed 4 Person House (83m²)

1 3 Bed 5 Person House (100m²)

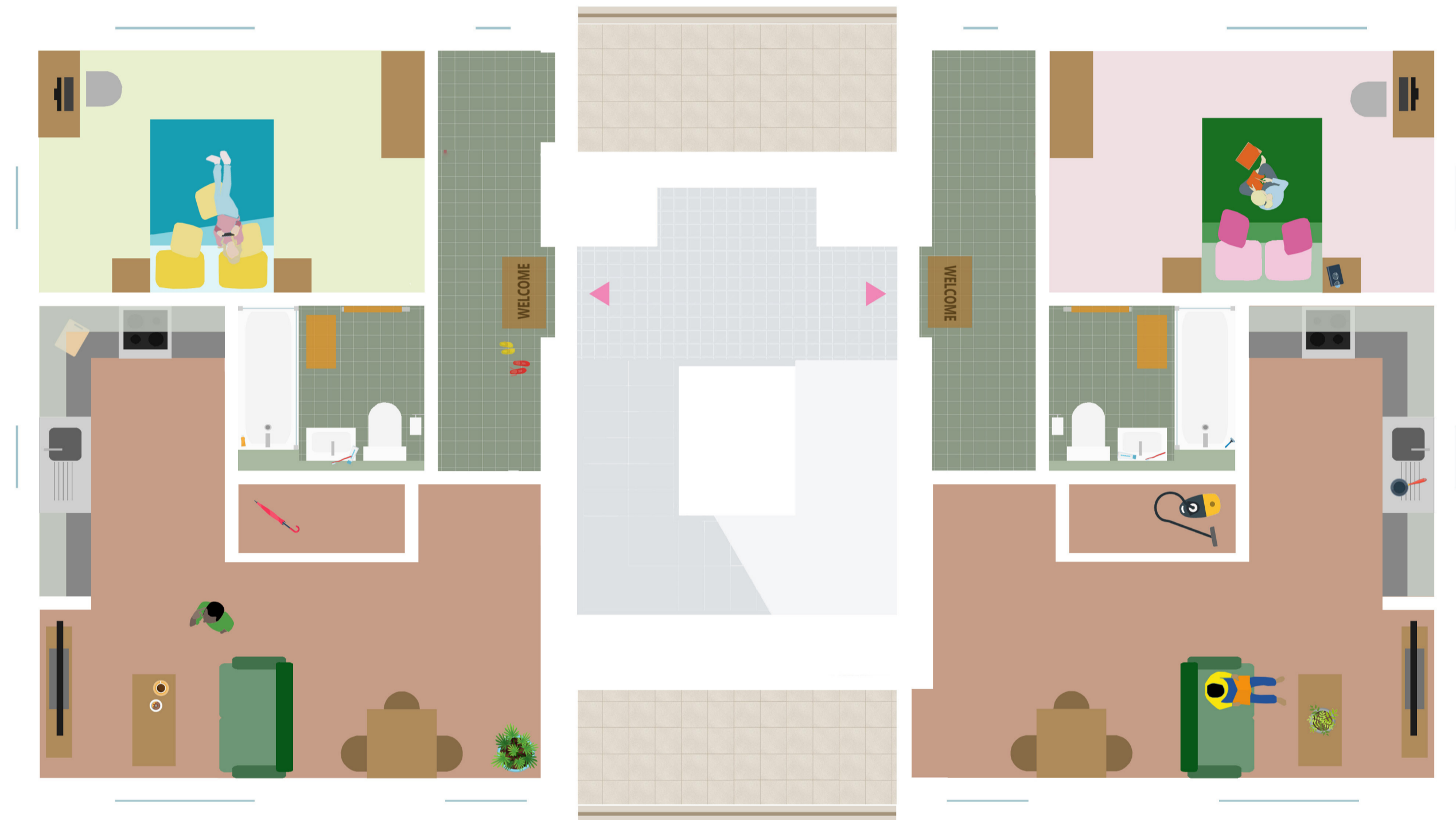
40 proposed new parking spaces

1900 m² shared green space

04 Proposed House Type Plans

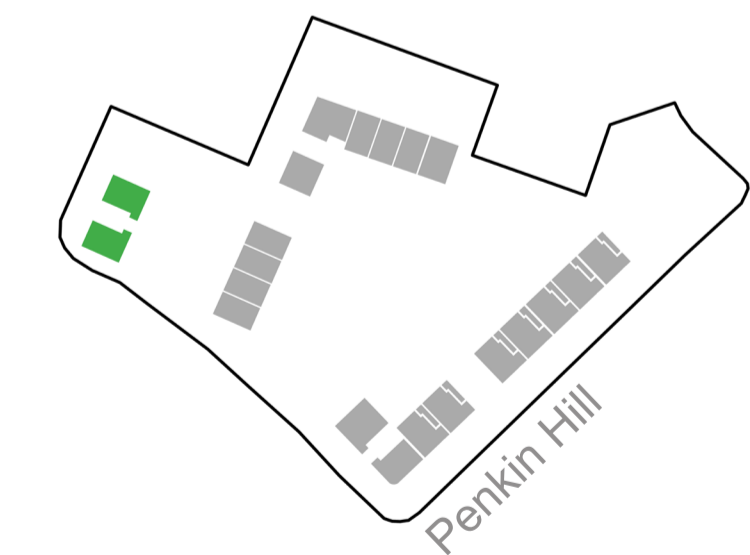
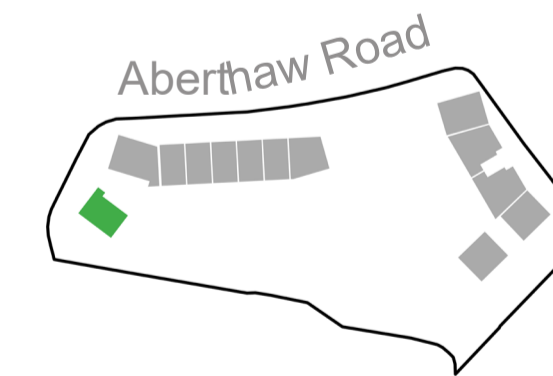


Ground Floor



First Floor

Unit Type A
1 Bed 2 Person Flats (50m²)
Aberthaw Road & Penkin Hill

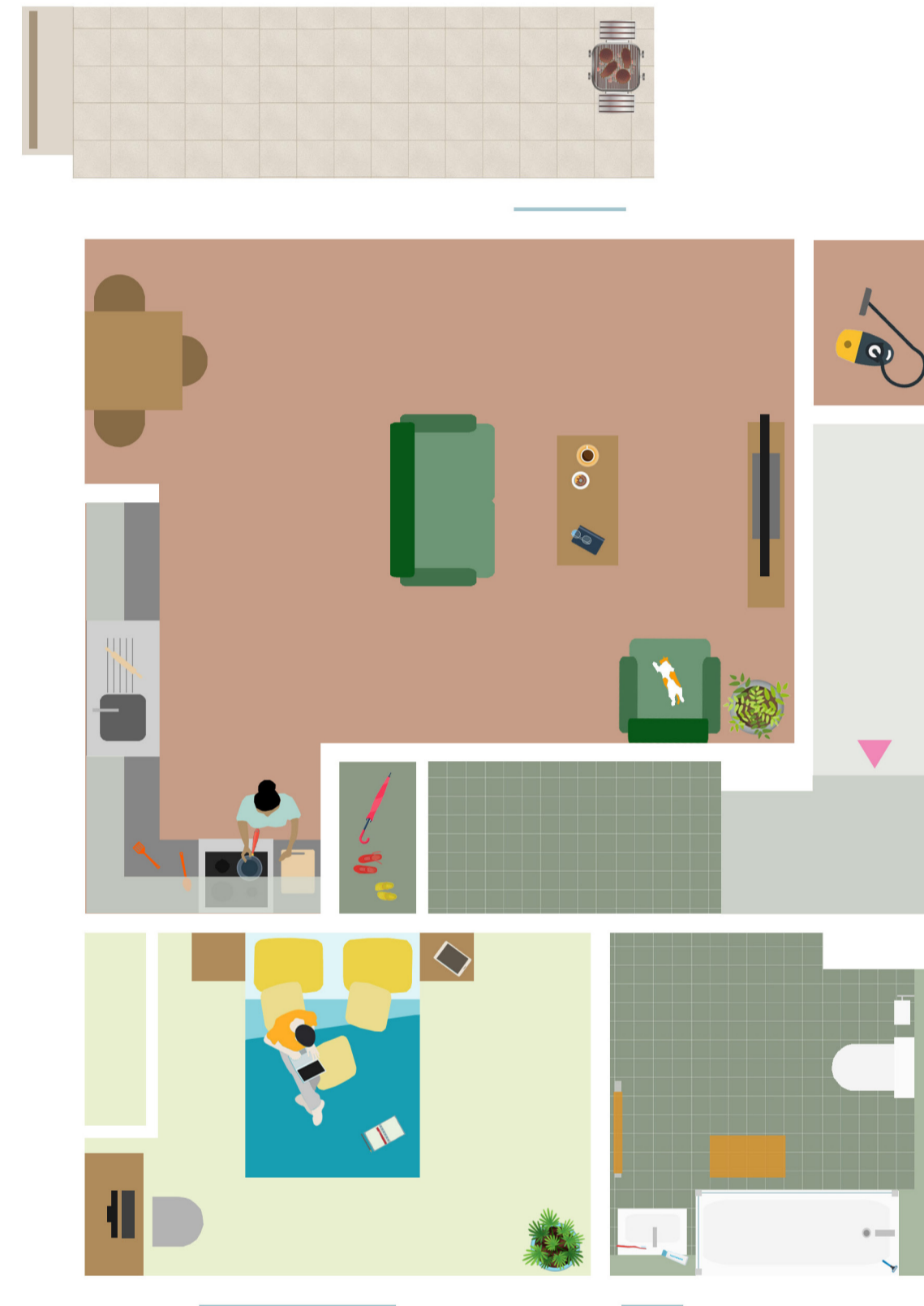


04 Proposed House Type Plans

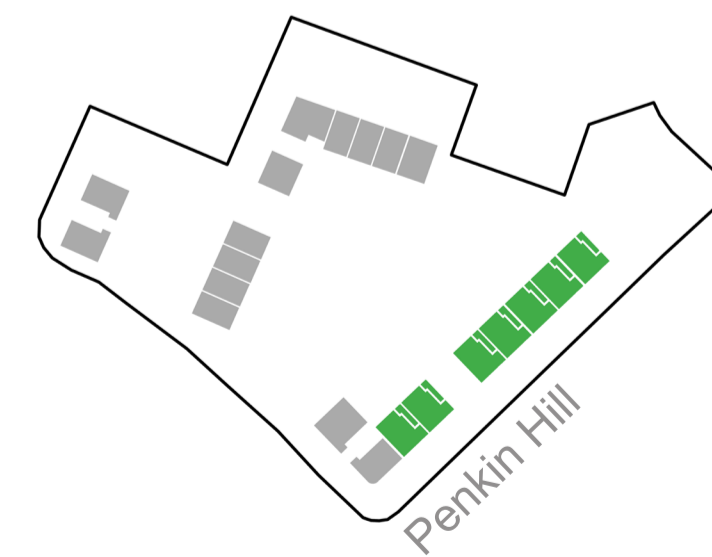


Ground Floor

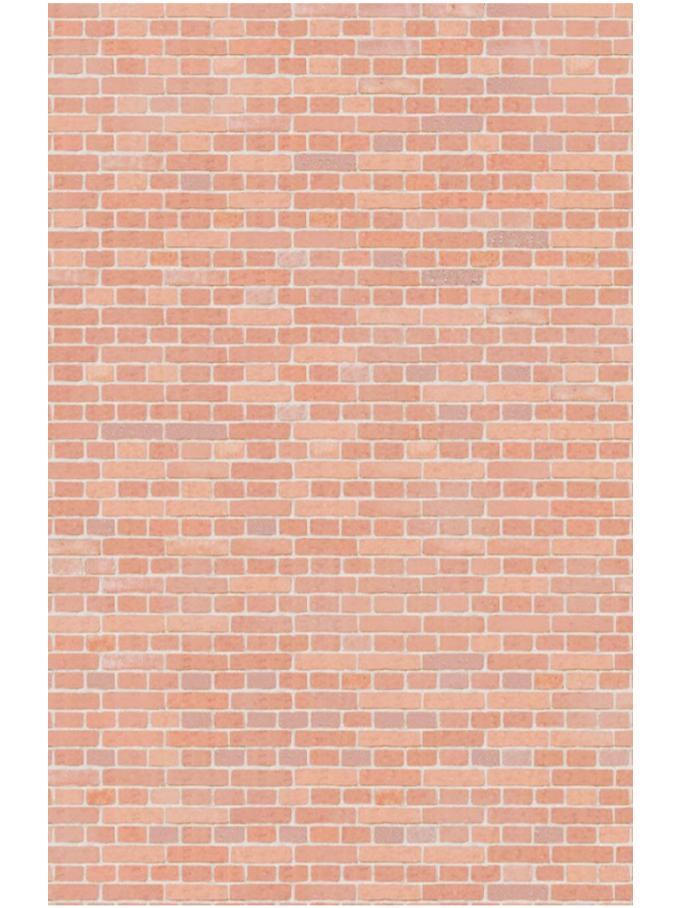
Unit Type B
1 Bed 2 Person Flats (50m²)
Penkin Hill



First Floor

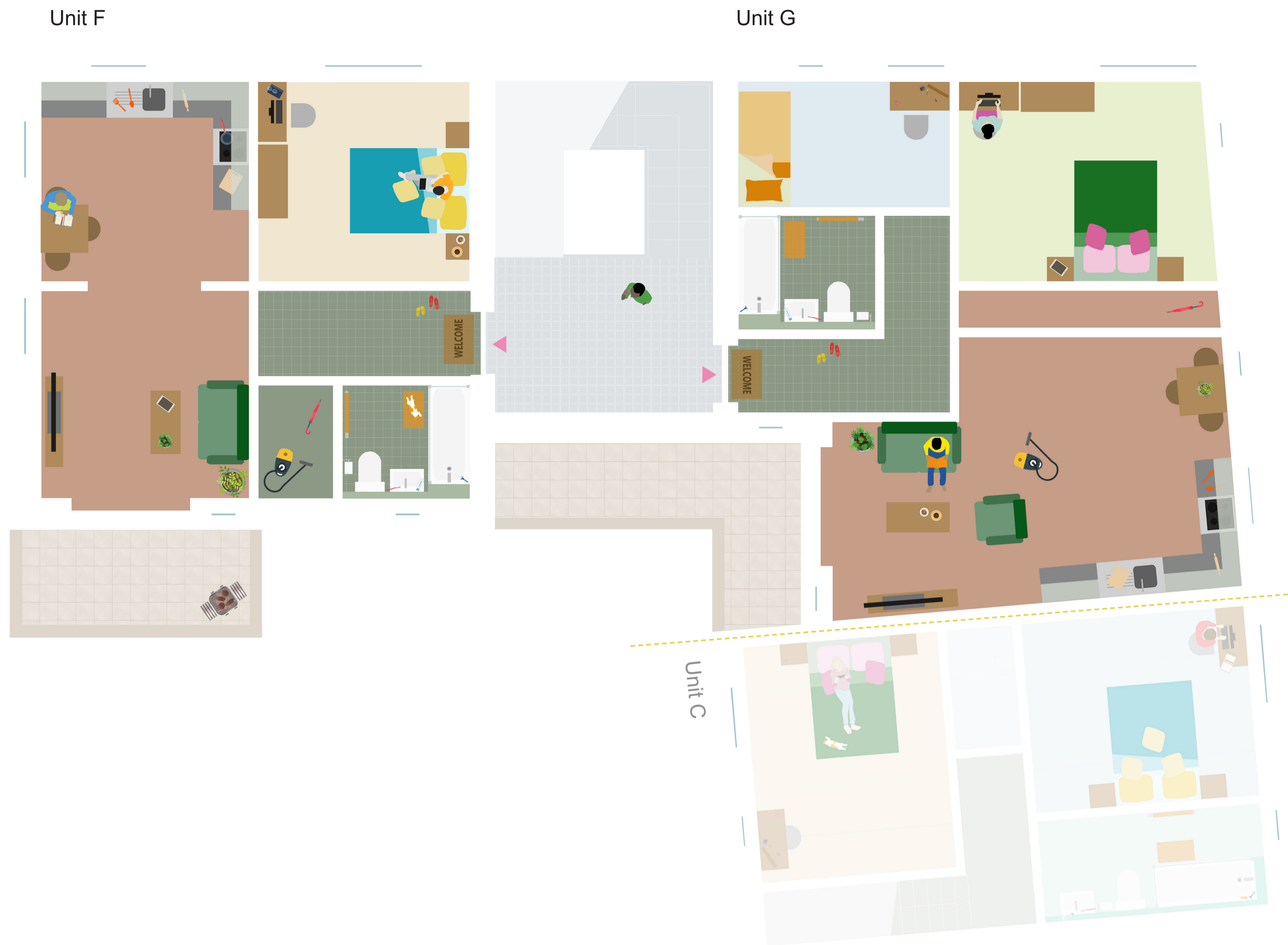


Precedent material palette for modern interpretation of Welsh vernacular and the Newport Context



Early graphic study of materials and finishes

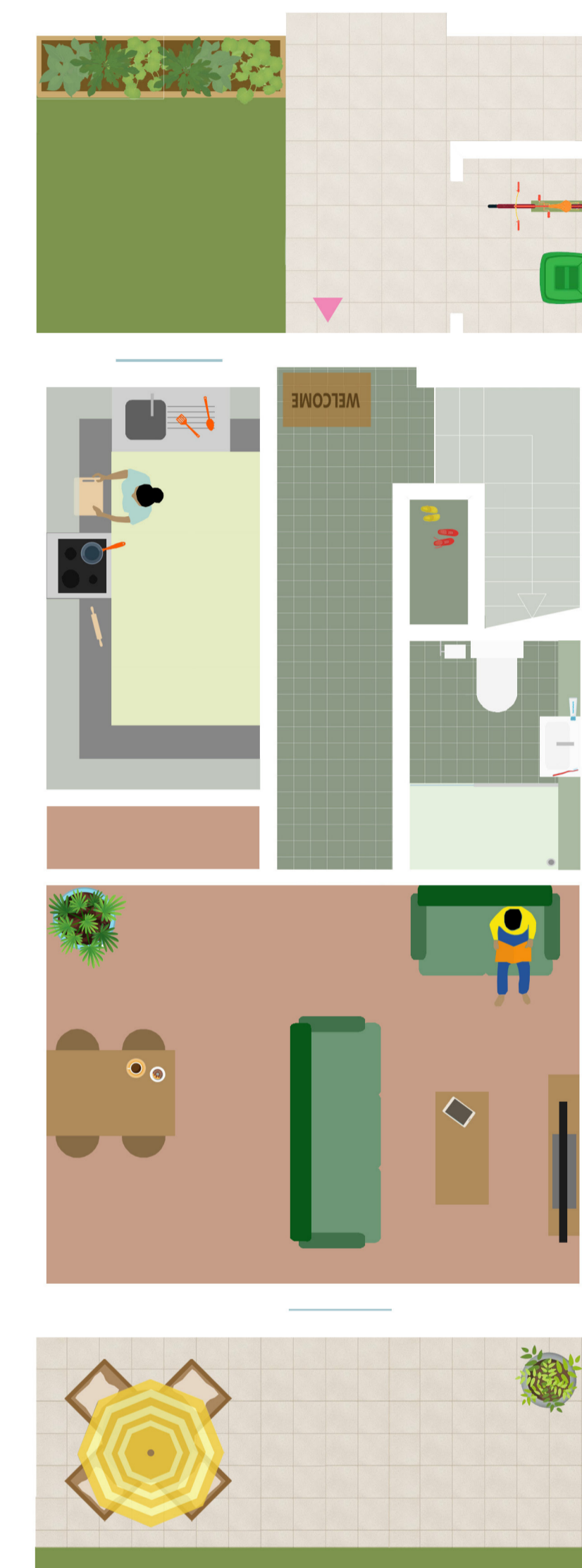
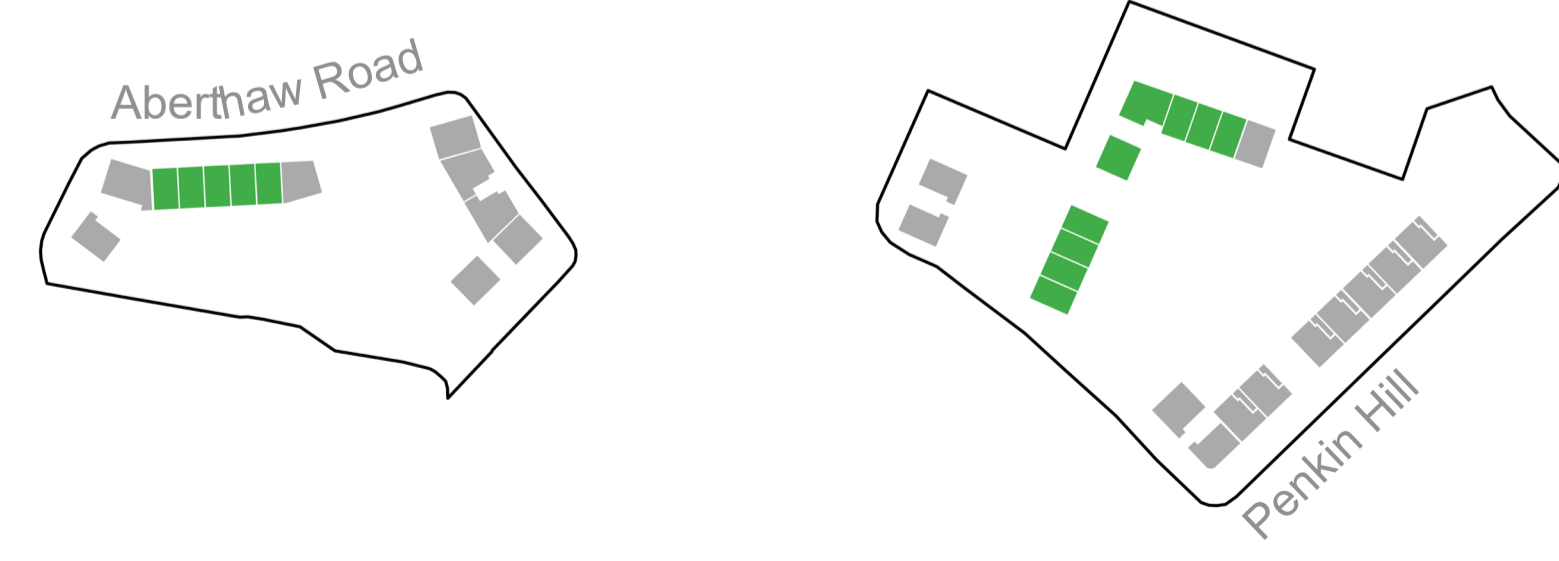
04 Proposed House Type Plans



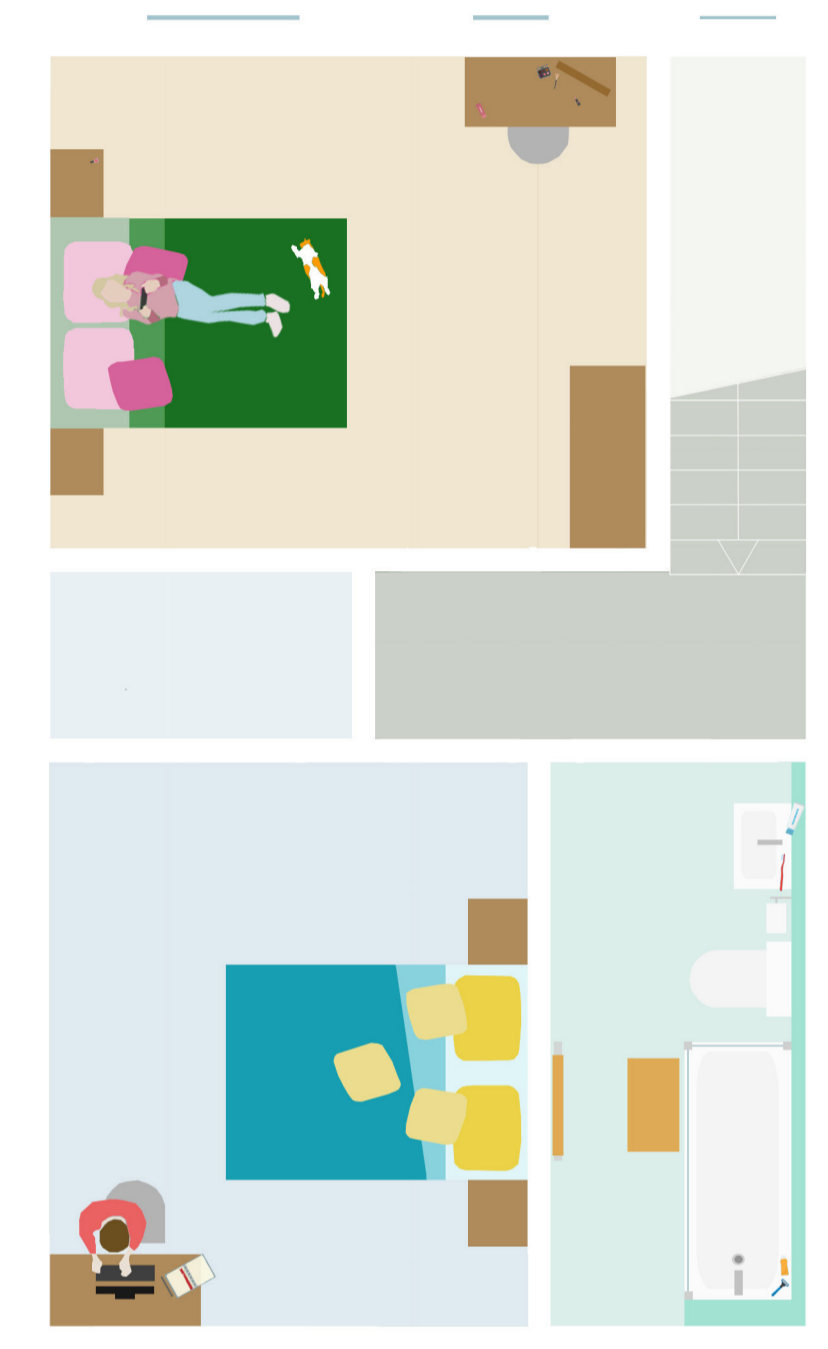
First Floor

Unit Type F
 1 Bed 2 Person Flats (50m²)
 Penkin Hill

Unit Type G
 2 Bed 3 Person Flats (66m²)
 Penkin Hill



Ground Floor



First Floor

Unit Type C
 2 Bed 4 Person House (50m²)
 Aberthaw Road & Penkin Hill

05 Proposed Elevations - Aberthaw Road



View from Aberthaw Road



View from Sullivan Close & Aberthaw Road

06 Proposed Views - Aberthaw Road



3D View of Aberthaw Road proposal

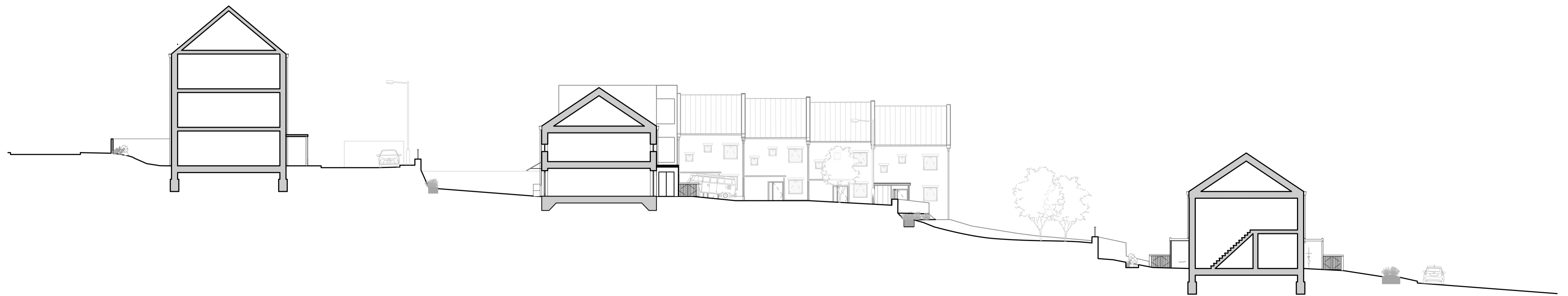


Precedent images for modern interpretation of Welsh vernacular and the Newport Context

05 Proposed Elevations - Penkin Hill



View from Aberthaw Road



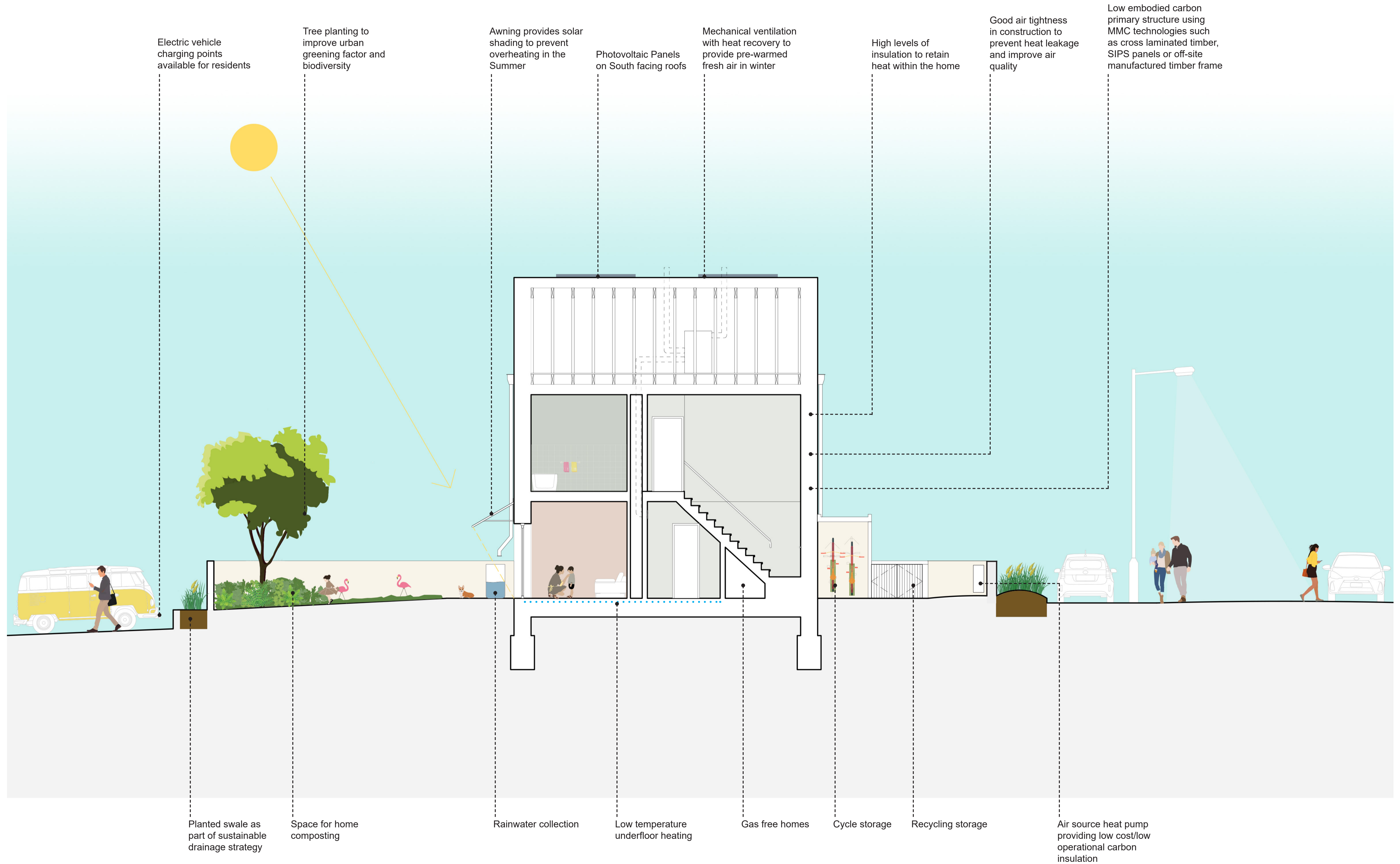
Site Section from Penkin Hill

06 Proposed Views - Penkin Hill



3D View of Penkin Hill proposal

07 Zero Carbon Housing



08 Next Steps

Timeline going forward



Feedback

We would welcome your feedback on the proposals for Aberthaw Road and Penkin Hill, we would be grateful if the feedback forms could be completed and returned.

Alternatively comments can also be emailed to the team at: mail@asbriplanning.co.uk
Please ensure that all comments are received by 28th September 2022

Thank you for attending this Community Consultation Event and providing us with your feedback.