

# Somerton Resident Steering Group meeting: Wednesday 10 January 2024, 17.30

## Attendees

**NCH:** Rebecca Sluman, Phillip Lott

**Oxford Architects:** Terry Lai, Tony Mullins, Phillipa Courcoux

**Residents:** Janine Clarke, Linda Clarke, Danny Davis, Sharon Dennis, Deborah Clark

**Councillors:** Deb Harvey, Tim Harvey, Alex Pimm

## Introduction

Rebecca advised the group that the meeting was being recorded, there were no objections.

## 1 Actions from previous minutes

1.1 Rebecca advised that Prav is still going to arrange for the group to visit the property in Rogerstone, works are taking place externally, once these are complete a visit will be arranged

## 1 Project Plan

2.1 Rebecca explained that the project plan will be shown in the slides

## 2 Design Update

3.1 Terry started by showing the slides for the boards that will be shown at the event on the 8<sup>th</sup> February

- 1<sup>st</sup> board – This shows the estate outline and that we will be focusing on Phase 1 Acacia Avenue
- 2<sup>nd</sup> board – this shows the amount of engagement we have carried out and the partners we have engaged with such as the schools, Newport City Council, Gwent Police, Councillors, the Steering Group
- 3<sup>rd</sup> board – This shows housing need, what properties are currently in Somerton and what properties are needed in the area, this information has been gathered via Newport City Council, Peter Alan and through the tenancy wellbeing checks we carried out summer 2022

- 4<sup>th</sup> board – This shows that we are looking at modern methods of construction and how we can achieve Net zero carbon and EPC A to ensure we have well insulated properties through the fabric of the building and the heat systems that will be in the homes
- 5<sup>th</sup> board – This shows the original design for Acacia Avenue (this design has changed due to comments from NCC planning department)
- 6<sup>th</sup> board - This shows how we have addressed the comments from NCC planning department and there is a visual design of how Acacia Avenue will look. We have also incorporated extra car parking spaces along Acacia Avenue. We will be providing 55 homes and 77 car parking spaces
- 7<sup>th</sup> board – This shows the layout of the Block A flats, these flats run along Chepstow Road next to the Chinese
- 8<sup>th</sup> board – This shows the elevation of Block A flats
- 9<sup>th</sup> board – This shows the layout of the Block B flats, which will run along Aberthaw Road and the elevations
- 10<sup>th</sup> board – This shows a 3d image of what the flats will look like on the corner of Chepstow Road and Aberthaw Road. There will be newly built steps in between these 2 blocks so there is access onto Chepstow Road / Aberthaw Road
- 11<sup>th</sup> board – This shows the layout of the Block C flats and the elevations
- 12<sup>th</sup> board – This shows the layout of the HT1 houses which are 2 bedroom 4 person house and the elevation of this house. These are in a terrace, which will face the new allotments. The HT2A and HT2B houses are 2 bedroom 4 person semi-detached houses and they are on the green link
- 13<sup>th</sup> board – This shows the layout of the HT3 houses which are 3 bedroom 5 person houses and their elevations. These are semi-detached houses and will run along Acacia Avenue. HT4 are 4 bedroom, 6 person houses in a terrace, which are at the either end of the HT1 houses, which will also face the new allotments
- 14<sup>th</sup> board – This shows the HT5 houses which are 4 bedroom 7 person houses, these are semi-detached and are 3 storeys. These are facing the new road
- 15<sup>th</sup> board – This shows images of houses that are in Somerton and there are images of materials that we are proposing to use in the new flats and houses. There will be samples at the event, they wont be the exact materials but samples so people can see the colours and textures etc
- 16<sup>th</sup> board – This shows the landscaping of Acacia Avenue and the amenity space at the back of the flats. It shows the green open space and the play space. Planting that we are looking to use is robust and easy to maintain. The play area, which will have play equipment that is inspired by natural play
- 17<sup>th</sup> board – This shows how the flats fit in with the existing Chinese takeaway

- 18<sup>th</sup> board – This show an image of Acacia Avenue street elevation
- 19<sup>th</sup> board – This shows an image of the terrace houses that will face the new allotments and an image of how Block C flats sits next to the play space
- 20<sup>th</sup> board – Shows a time line of where we are with the designs

3.2 These boards will be available online and hard copies are at the Hope Centre, if people wanted to have a look

3.3 Tony advised that NCH and Oxford Architects had a meeting with internal teams at NCH and they have said about ensuring the play equipment is robust and the landscaping is easily maintained and not left to grow out of control

3.2 A resident asked how close the Block C flats are to the play space. Tony advised that they will be 20 meters away, which is the required distance that dwellings have to be from a play area

3.3 Terry showed a video fly through of the designs for Acacia Avenue brought to life, it shows the new flats, houses and the play space. This video will also be available online

3.4 A resident asked how close the Block A flats are to the Chinese. Tony advised the distance is 4.5 meters

3.5 A resident asked how the back of properties in Poplar Road look as they will back onto the play space. Tony advised that residents will still have their fences so there is still privacy for residents living in Poplar Road

3.6 A resident asked if there were any bungalows in phase 1 (Acacia Avenue) Tony explained that there isn't and they will be provided in other phases that are on a more flatted surface

3.7 A resident said about noise between the flats as currently they are not great. Tony explained that the insulation between the flats will be of greater value than current properties, which will help with living noise. He also explained that with all the insulation in these new properties, peoples heating bills will be lower

### 3 Refurbishment

4.1 Deb Harvey asked about the empty properties that are being refurbished, Rebecca explained that with the funding we have secured from Welsh Government a contractor has been appointed and they will be starting works imminently. They will be using the land next to the shop as their welfare facilities.

## 5 Communications

5.1 Community Consultation on Thursday 8<sup>th</sup> February at the Hope Centre 2:00 – 7:00pm

## 6 Any Other Business

6.1 No other business was brought up

## 7 Next Meeting

Time and Date of Next Meeting

Wednesday 6<sup>th</sup> March 17.30 - Hybrid Meeting