

# SOMERTON REGENERATION SCHEME



## Introduction



Welcome to our Community Consultation Event to discuss your area.

The information we are sharing today is intended to inform discussion as we want to get your views on your area, including what you like, what you don't like, and what you would like to see.

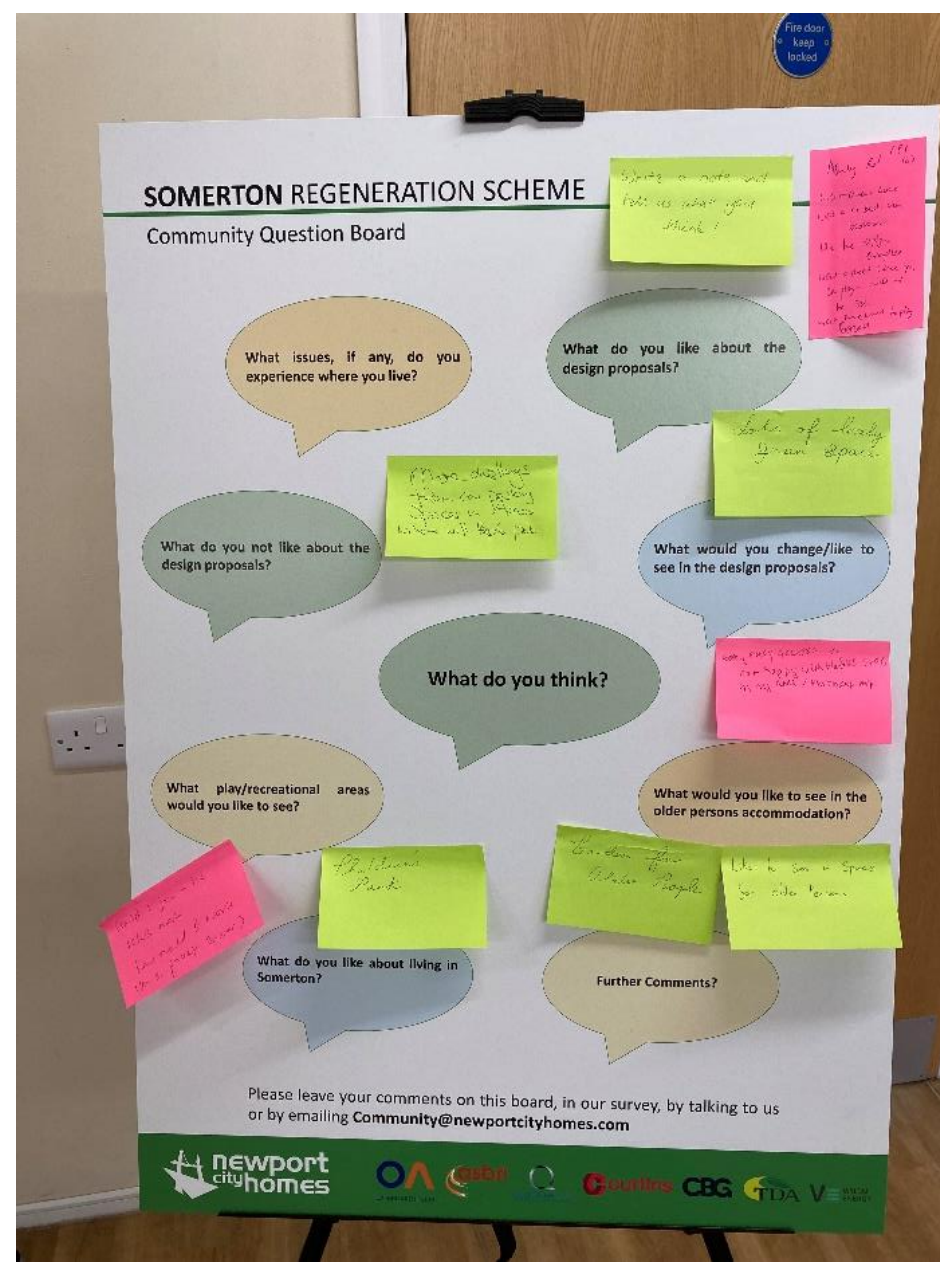
We look forward to hearing your views.



# SOMERTON REGENERATION SCHEME



## Community Consultation



### We have carried out various engagement sessions:

#### Engagement during the Options Appraisal:

- Community meetings
- Door to door visits
- Newsletters / letters
- Surveys

#### Monthly Resident Steering Groups:

- Hybrid meetings online and face-to-face
- Regular updates on the project with questions aimed at the group to understand your estate and community

#### School Engagement:

- Consultation sessions with the School
- Workshop with the children in June 2022

#### Community-wide Engagement:

- Five hour session at the Hope Centre
- First session: March 2022.

#### Other:

- Letter drop to the community with updates on the progress
- Periodical newsletter
- Social Media posts: Facebook

### March 2022 Consultation Comments:

#### What issues, if any, do you experience where you live?

What you said:

- No issues
- Damp
- Noise
- Lack of parking
- Anti-social behaviour

What we did:

- Damp surveys to understand the cause of damp and condensation.
- All designs will be subject to a 'Secure by Design' assessment.
- Car parking will be provided in line with NCC's standards in our proposals.

#### What do you like about the design proposal?

What you said:

- In favour of the design.
- Size of homes.
- Energy Efficiency
- Ashley Road developed?

What we did:

- Provided bungalows within our proposals.
- Looked at a scheme on Ashley Road.

#### What do you not like about the proposal?

What you said:

- Nothing
- Not enough parking
- Too many flats

What we did:

- Revised the number of car parking.
- We have and will reduce the number of flats where possible. We looked at providing flats in strategic locations

#### What would you change/like to see in the design proposal?

What you said:

- Nothing
- More green space
- Ashley Road developed

What we did:

- Provided a large play area for all within our proposals. .
- Looked at smaller meeting spaces.

#### What play/recreational areas would you like to see?

What you said:

- Something for children
- Park or play areas
- Football pitch
- Grass area

What we did:

- Provided a large play area for all within our proposals.
- Looked at smaller meeting spaces.

#### What would you like to see in Older Persons Accommodation?

What you said:

- Bungalows
- Working lift
- More open space

What we did:

- Provided bungalows in specific locations within our proposals.
- Provided a private courtyard for residents of the older persons accommodation in our proposals.

#### What do you like about living in Somerton?

What you said:

- Community spirit
- Everybody is friendly
- Lived in the area for years.
- Proud Area.
- Close to School.

#### Other Comments:

- Wish to know if house is being redeveloped or not
- Unwilling to sell house
- Do not remove steps from Laburnum Drive to Sycamore Avenue
- Owner/ occupier wants refurb work



### Somerton Primary School Consultation Feedback:

- Hawthorne Fosse entrance is too narrow as the main vehicular access to the School.
- Hawthorne Fosse is difficult to manage between vehicles and pedestrians.
- School is hidden from main roads.
- Somerton does not have a play space for the children. Previously there was a playground and a MUGA.
- Anti-social behaviour usually occur by the steps from the School gates to Laburnum Drive.



## Housing Need Recap

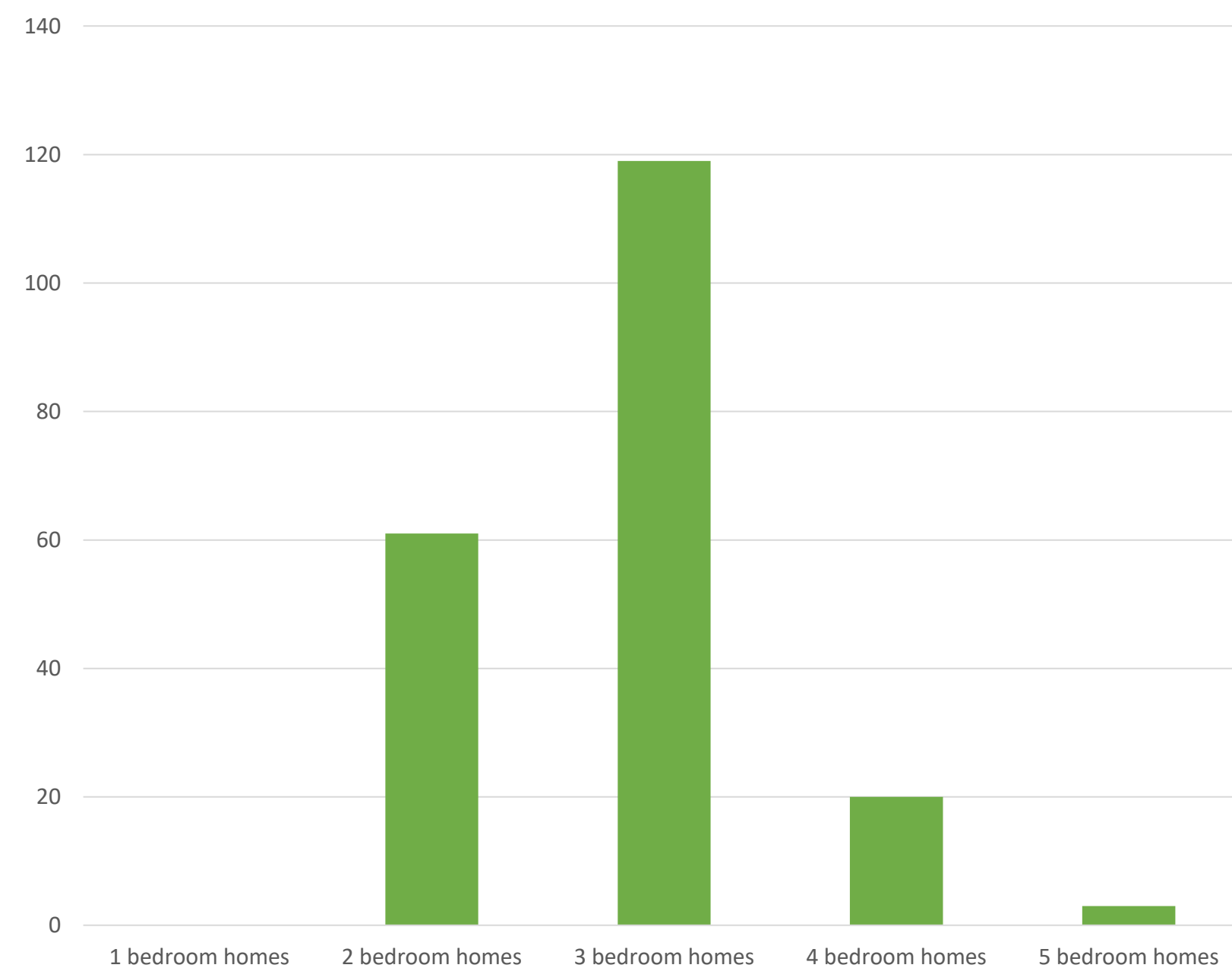
We work with NCC, our own housing teams and with our Partners Peter Alan to understand housing need and demand in Somerton.

### From within NCH, we know that:

- There are 203 NCH properties in the Somerton Estate, of which 61 are 2 bed, 119 are 3 bed, 20 are 4 bed and 3 are 5 bed.
- We have no 1 bed properties or flats in the Somerton Estate
- There are 158 privately owned homes in the Somerton Estate
- It is preferable to have a mix of 1 and 2 bed flats (rather than just 1 bed flats) to cater for different needs

### Information from NCC shows us that:

- There are far fewer flats in Somerton than on average across Newport
- In looking at additional homes in the area, there is a need for 1-bedroom properties, for general needs, adapted homes and for older people
- There is demand on the housing waiting list for people to live in Somerton, from within the area and from elsewhere, across all bedroom house sizes
- Bids for flats within Somerton are higher than the Newport average



Graph showing current NCH housing provision in Somerton

### Taking on board all this information, in a regeneration scheme our priorities are:

- To re-provide a good mix of 2, 3 and 4 bedroom houses, particularly to re-house existing households
- To provide attractive smaller accommodation for households that are now too small for their current homes, including older people. This will mean the introduction of 1 and 2 bedroom flats for general needs, that are adapted for medical needs and also for older people, including the consideration of bungalows
- To provide larger homes for larger households

## Property Sizes

Existing Houses / Flats	Example Location	Size of existing Houses / Flats (sqm)	Welsh Development Quality Standards (WDQR 2021)	Increase between existing properties and new standards
1 bedroom	No homes within Somerton	N/A	53 sqm	
2 bedroom	Sycamore Avenue	69 sqm	83 sqm (2B4P)	+ 14 sqm
	Laburnum Drive	70 sqm		+ 13 sqm
3 bedroom	Acacia Avenue	66 sqm	93 sqm (3B5P)	+ 27 sqm
	Sycamore Avenue	89 sqm		+ 4 sqm
	Somerton Crescent	86 sqm		+ 7 sqm
4 bedroom	Sycamore Avenue	105 sqm (3B6P)		- 12 sqm
	Hawthorne Avenue	103 sqm	114 sqm (4B7P)	+ 11 sqm

The requirements for housing, in respect to their size and general design considerations, have evolved a great deal since the majority of homes in Somerton were built in the 1930s. The sample of properties listed in the table above show their location and size. We have compared these with the current Welsh Development Quality Standards (WDQR) and noted the differences in the right hand column.

Many of the existing homes within Somerton are 10-15% smaller than the WDQR standards. In some instances by a small amount, 5-8 sqm, in others by a large amount, 13-27 sqm.

Some house types are bigger than current standards. We think these are 3 bedroom 6 person houses which is a size that does not currently exist in the Welsh Government standards.



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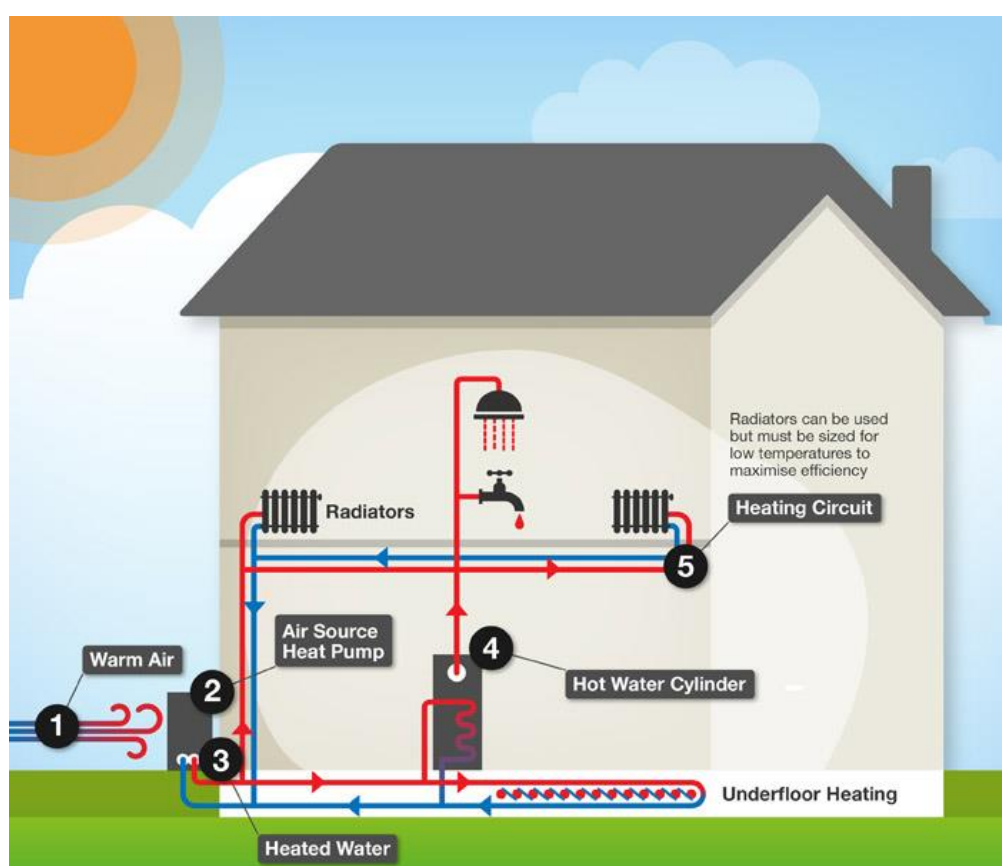


## Key Design Principles and Standards

Standards	Summary
<b>i) Welsh Government Guidance</b>	
- Beautiful Homes and Spaces 2020	Sets out minimum quality standards for new homes.
- Lifetime Homes	Sets out standards to ensure homes are suitable and adaptable for all age ranges, from young families to older people.
- New Dwellings SPG 2015	Ensures new homes have reasonable living conditions and protect the character and appearance of their area.
- Space Standards	Ensure homes meet the required internal size and layout.
<b>ii) Placemaking and Public Realm</b>	
- Placemaking Wales Charter	People and Community / Movement / Public Realm / Location / Mix of Uses / Identity
- Planning Policy Wales 11 (PPW11)	Focuses on what makes a sustainable place to live
<b>iii) Ecology / Biodiversity</b>	Provide environments to enhance the ecological and biodiverse provision
<b>iv) Highways</b>	Policies on road networks, widths, turning circles etc
<b>v) Car Parking</b>	Local car parking standards based on spaces per home.
<b>vi) Drainage</b>	Manage all aspects of drainage both above and below ground
<b>vii) SUDs (Sustainable Urban Drainage) Design</b>	Manage and reduce surface water drainage (for example rain water run off)
<b>viii) Zero Carbon</b>	Fabric First Approach – Insulate homes to be energy efficient Sustainable Technologies – Environmentally friendly ways to power, heat and cool homes
<b>ix) Modern Methods of Construction (MMC)</b>	Off-site construction techniques, such as mass production and factory assembly, as alternatives to traditional building.
<b>x) Secure By Design</b>	Improve the security of buildings and their immediate surroundings to provide safe places to live, work, shop and visit.
<b>xi) Building Regulations</b>	Ensure homes are built to current building standards.



## Net Zero Carbon Design Principles/ Modern Methods of Construction



### Heating and Cooling Homes

We will be reviewing alternative ways to heat and cool homes which could utilise sustainable technologies including Air Source Heat Pumps.

### Modern Methods of Construction

Our team will be reviewing alternatives to traditional building techniques, which could include mass production and factory assembly. These methods can improve speed, accuracy and overall building performance.



### Net Zero Carbon- What does it mean?

It means we are aiming to design the homes to be as energy efficient as possible. This could include: Super insulating homes to be energy efficient, implementing sustainable ways to heat and cool homes.



### Photovoltaic Panels

By installing PV panels on south facing roofs, we have the ability to power homes in a sustainable way.

### Super-insulate External Walls

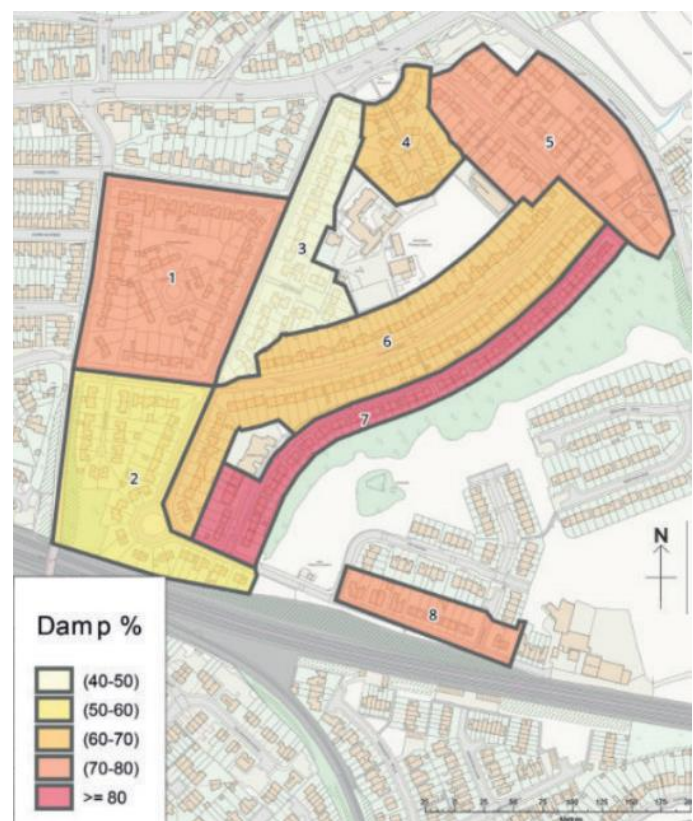
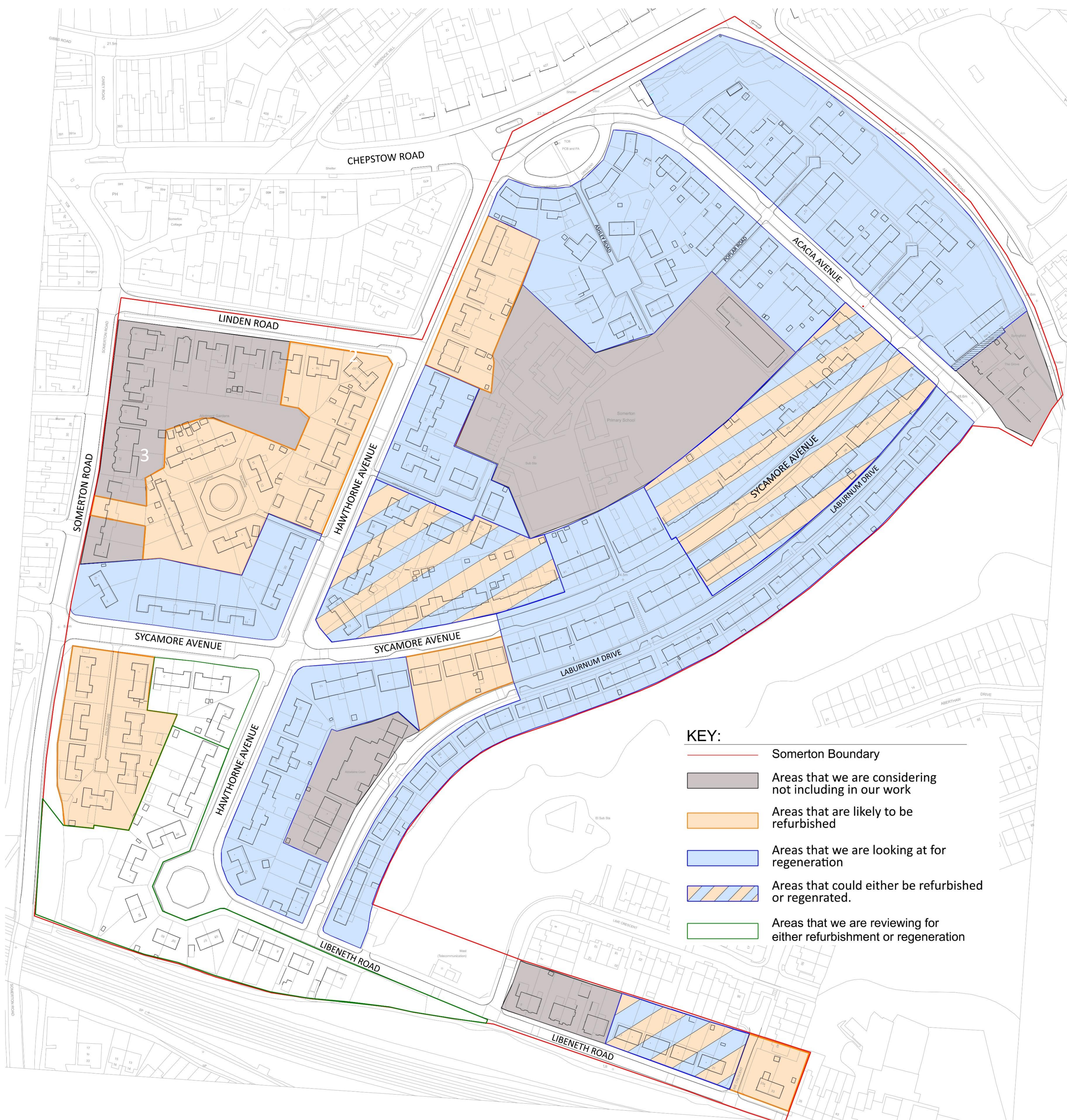
By adopting a fabric first approach, we will ensure that homes are warm in winter and cool in summer.



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## Estate-wide Approach



### How will NCH decide what homes are being refurbished, and where new homes will be built?

Several different factors will help us make this decision, and our focus right now is on getting all of the information we need to be able to make the decision as soon as possible. This includes:

- Findings from the damp surveys and condition of existing homes
- Whether the homes are owned by NCH or by private homeowners.
- The views of residents, including homeowners
- Where there are opportunities to make a significant improvement to the estate.

To understand where refurbishment is an option, we're working with our in-house maintenance team to look more closely at the information we hold on our existing homes.

# SOMERTON REGENERATION SCHEME



## Refurbishment Strategy

### Aims:

- High quality living accommodation.
- Net zero and/or EPC A rating homes.

### What we have done:

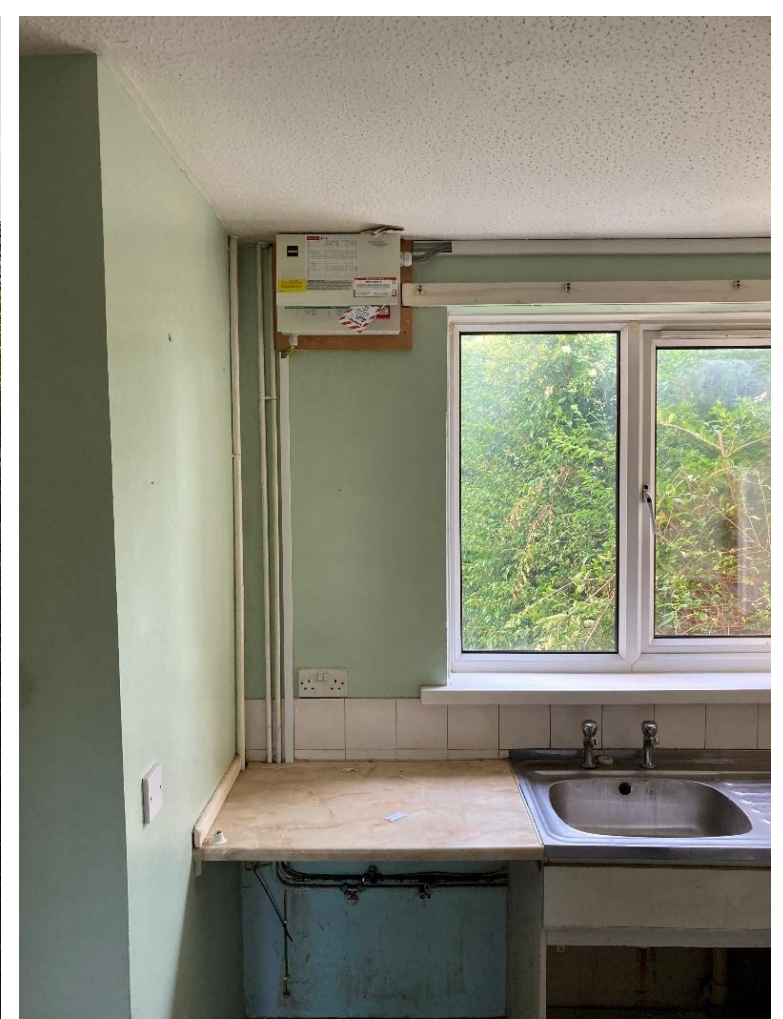
- Intrusive structural condition surveys
- Trial pits around the existing foundations
- Refurbishment & Demolition Asbestos surveys

Two properties have been selected as pilot projects to ascertain the efficiency of the proposed remedial works and new technologies:

- 16 Linden Road
- 24 Hawthorne Avenue

Both properties are currently empty and suffer from rising damp and/or condensation.

This allowed for intrusive surveys to be carried to understand the inherent problems without disturbing customers.



### Works to pilot properties could include:

- Removal and replacement of ground floor slab
- New DPM and DPC to remove the rising damp issue.
- Remedial works to the existing cavity walls.
- New external wall insulation (EWI).
- Fabric first approach with high performing fabric elements.
- Triple glazed windows and new doors.
- Air Source Heat Pumps & photovoltaics to ensure use of renewable energy.
- Mechanical ventilation to counterbalance air tightness and ensure good ventilation.
- Structural works to take the weight of PVs and M&E equipment.
- Removal of chimney breasts.

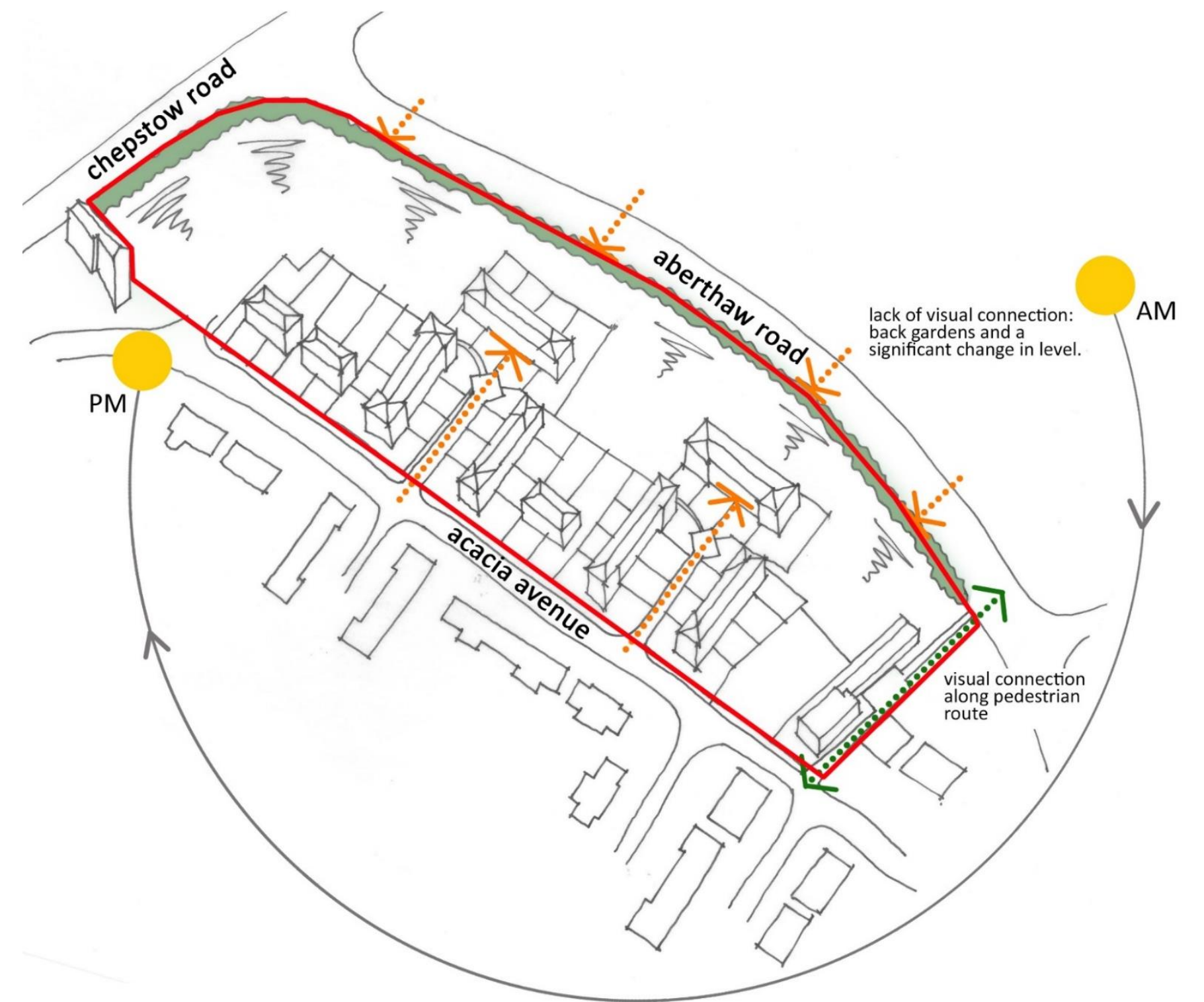
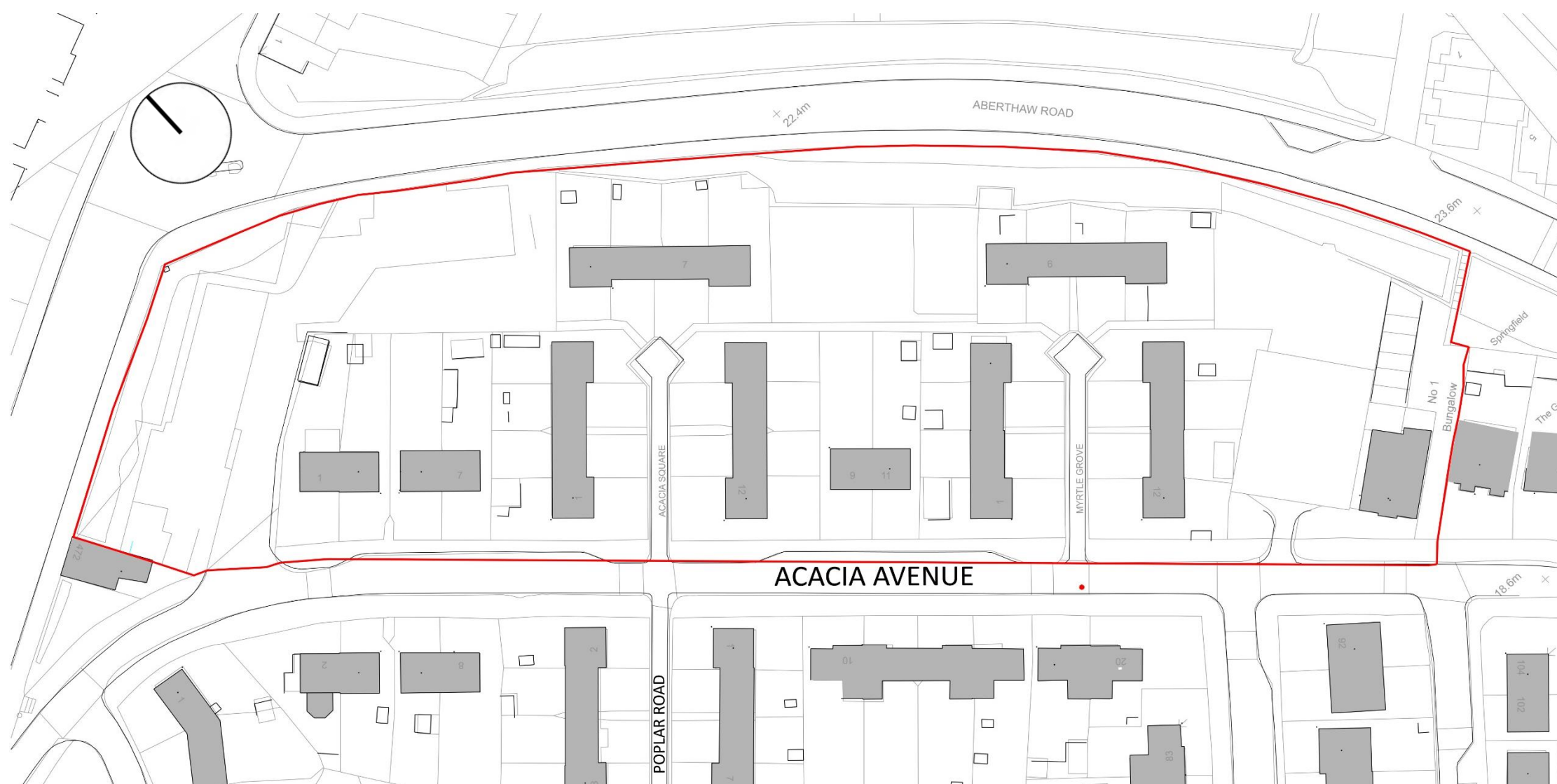
### Next steps:

- Review of costs to understand viability.
- Review of works included in each pilot property.

# SOMERTON REGENERATION SCHEME



## Acacia Avenue



### Existing Plan

- Existing number of homes: 31.
- NCH owns the vast majority of existing properties.
- Area is on a prominent corner at the boundary of the estate between Chepstow Road and Aberthaw Road.
- Steep levels to be considered as part of the design.

### Opportunities:

- Physical and visual disconnection between the site and the rest of Newport, with boundaries bordered by Aberthaw and Chepstow Road and only one pedestrian stepped access.
- The existing homes allow the area to only be seen and accessed from Acacia Avenue and does not address Aberthaw or Chepstow Road.
- Although sight lines into the site are located along Acacia Avenue, the levels also restricts all potential connection, visual or physical, between Acacia Avenue and Aberthaw Road.



### Proposed Plan: What did we do?

Pre application submitted with comments received in April 2022. The Design Team has reviewed the design with NCC, the RSG and the community's comments, with focus on:

- Amenity and communal space for the flats
- Car parking numbers
- Housing mix
- Relocation of the shop
- Existing utilities and constraints

#### Proposed:

<span style="display:inline-block; width:15px; height:15px; background-color: #FFC0CB; border:1px solid black;"></span> 1 Bedroom 2 Persons Flat - 18	<span style="display:inline-block; width:15px; height:15px; background-color: #FFFACD; border:1px solid black;"></span> Older Persons Acc
<span style="display:inline-block; width:15px; height:15px; background-color: #ADD8E6; border:1px solid black;"></span> 2 Bedroom 4 Persons Flat - 21	<span style="display:inline-block; width:15px; height:15px; background-color: #ADD8E6; border:1px solid black;"></span> 1 Bedroom 2 Persons Flat - 0
<span style="display:inline-block; width:15px; height:15px; background-color: #ADD8E6; border:1px solid black;"></span> 2 Bedroom 4 Person House - 5	<span style="display:inline-block; width:15px; height:15px; background-color: #ADD8E6; border:1px solid black;"></span> 2 Bedroom 4 Persons Flat - 0
<span style="display:inline-block; width:15px; height:15px; background-color: #D8BFD8; border:1px solid black;"></span> 3 Bedroom 5 Person House - 12	<span style="display:inline-block; width:15px; height:15px; background-color: #FFC0CB; border:1px solid black;"></span> 2 Bedroom Bungalow - 0
<span style="display:inline-block; width:15px; height:15px; background-color: #FFA07A; border:1px solid black;"></span> 4 Bedroom 7 Person House - 6	<span style="display:inline-block; width:15px; height:15px; background-color: #FFC0CB; border:1px solid black;"></span> Corner Shop - 1
	Total - 62
	Car parking Spaces - 88 (incl. 4 for the Shop)

# SOMERTON REGENERATION SCHEME



## Laburnum Drive



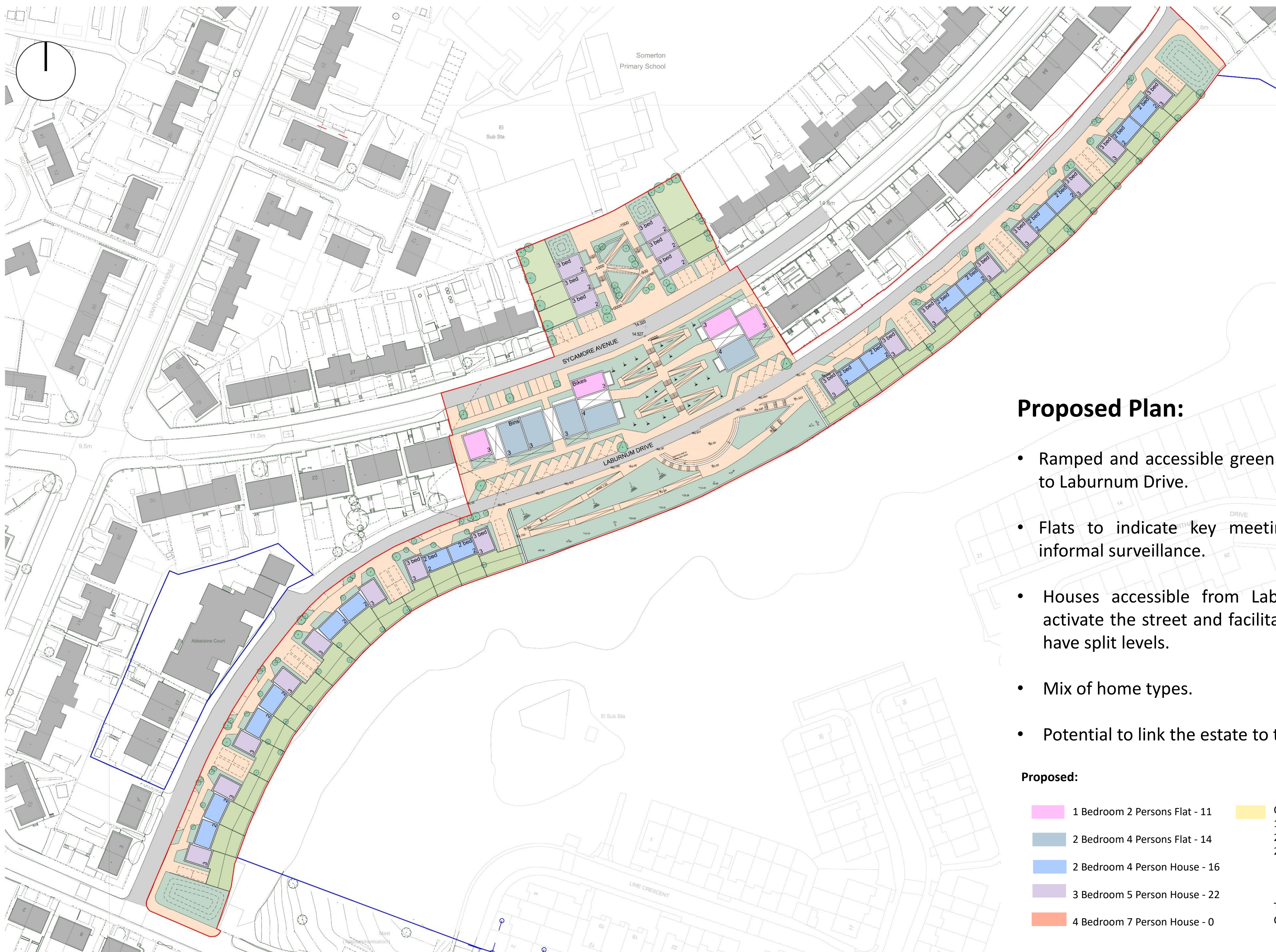
### Existing Plan

- Existing number of homes: 72.
- NCH owns the vast majority of existing properties.
- Several instances of damp in the area.
- Site backed by NCC owned woodland.
- Change in level in several directions.



### Opportunities:

- Pathway from Laburnum Drive and the School is known as an area for anti-social behaviour; but used daily by children and parents at pick-up and drop-off times.
- Several changes in level along Laburnum Drive between road, footway, front gardens, houses and rear gardens.
- On-street parking provision is currently poor.
- Existing recycling provision is poor and usually left on the footway due to the difference in levels.



### Proposed Plan:

- Ramped and accessible green space from the School to Laburnum Drive.
- Flats to indicate key meeting point and provide informal surveillance.
- Houses accessible from Laburnum Drive level to activate the street and facilitate access. Gardens will have split levels.
- Mix of home types.
- Potential to link the estate to the woodland area.

### Proposed:

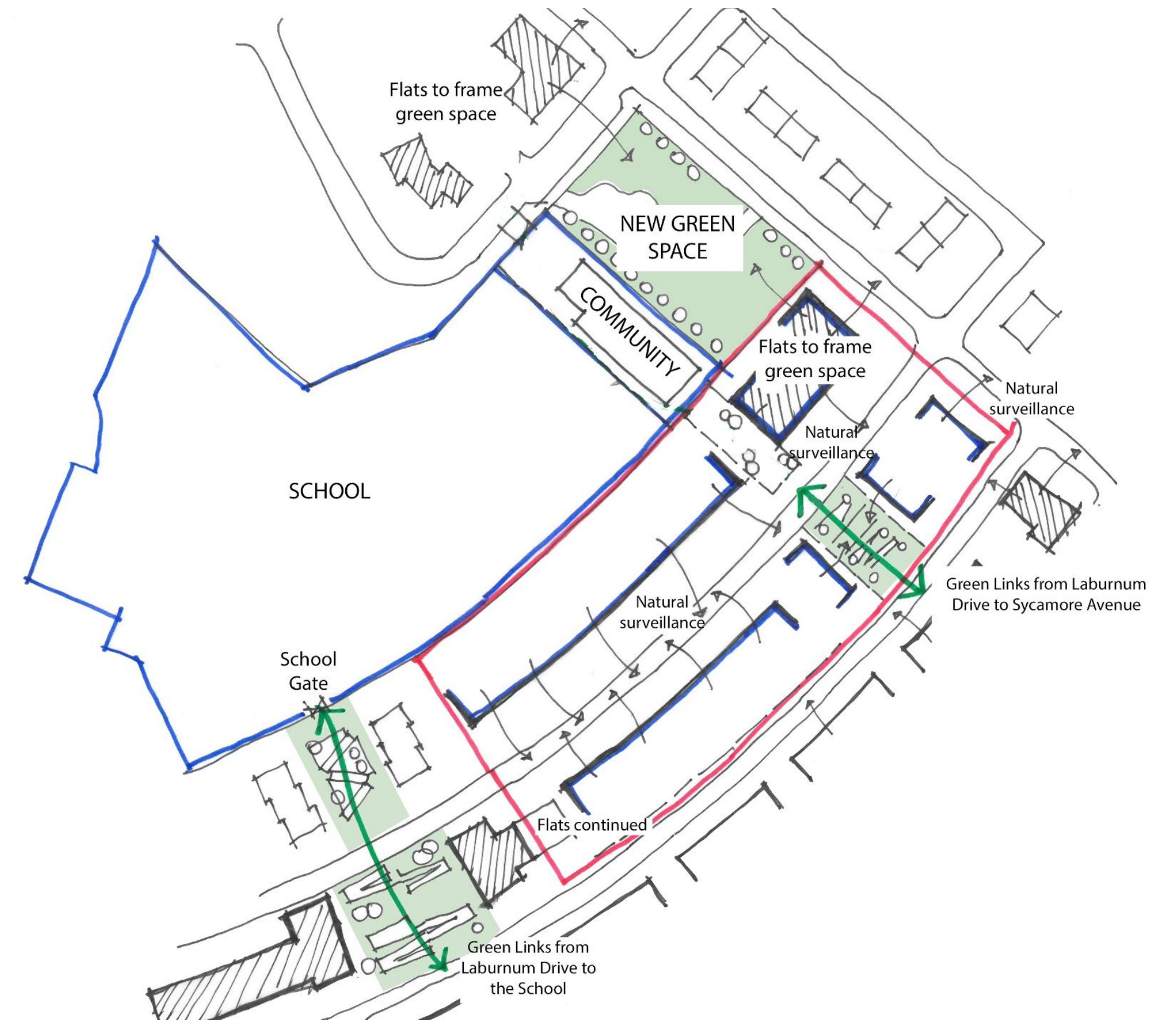
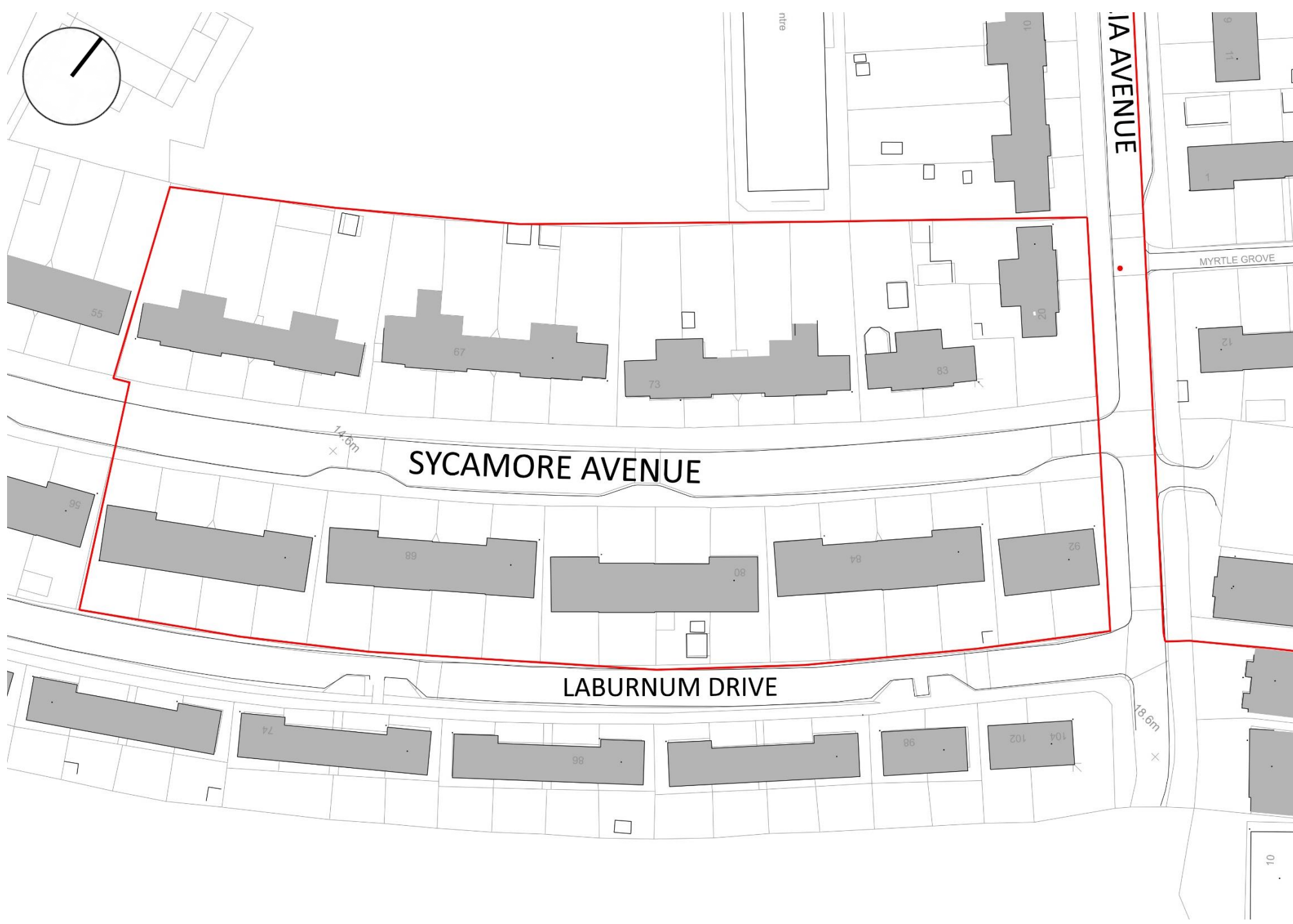
<span style="display: inline-block; width: 15px; height: 15px; background-color: #FFC0CB; border: 1px solid black;"></span> 1 Bedroom 2 Persons Flat - 11	<span style="display: inline-block; width: 15px; height: 15px; background-color: #FFFACD; border: 1px solid black;"></span> Older Persons Acc
<span style="display: inline-block; width: 15px; height: 15px; background-color: #ADD8E6; border: 1px solid black;"></span> 2 Bedroom 4 Persons Flat - 14	1 Bedroom 2 Persons Flat - 0
<span style="display: inline-block; width: 15px; height: 15px; background-color: #6495ED; border: 1px solid black;"></span> 2 Bedroom 4 Person House - 16	2 Bedroom 4 Persons Flat - 0
<span style="display: inline-block; width: 15px; height: 15px; background-color: #9370DB; border: 1px solid black;"></span> 3 Bedroom 5 Person House - 22	2 Bedroom Bungalow - 0
<span style="display: inline-block; width: 15px; height: 15px; background-color: #FFA07A; border: 1px solid black;"></span> 4 Bedroom 7 Person House - 0	
	Total- 63
	Car parking Spaces - 70



# SOMERTON REGENERATION SCHEME



## Sycamore Avenue



### Existing Plan

- Existing number of homes: 34.
- Area that we are considering for either regeneration or refurbishment options.
- Including those interested in the voluntary purchase scheme, NCH would own a large proportion of the existing homes

### Opportunities:

- Area is generally flat.
- Opportunities to enhance the new green space in Ashley Road and create a coherent flow between areas.
- Opportunities for green links between Laburnum Drive and Sycamore Avenue.



### Proposed Plan

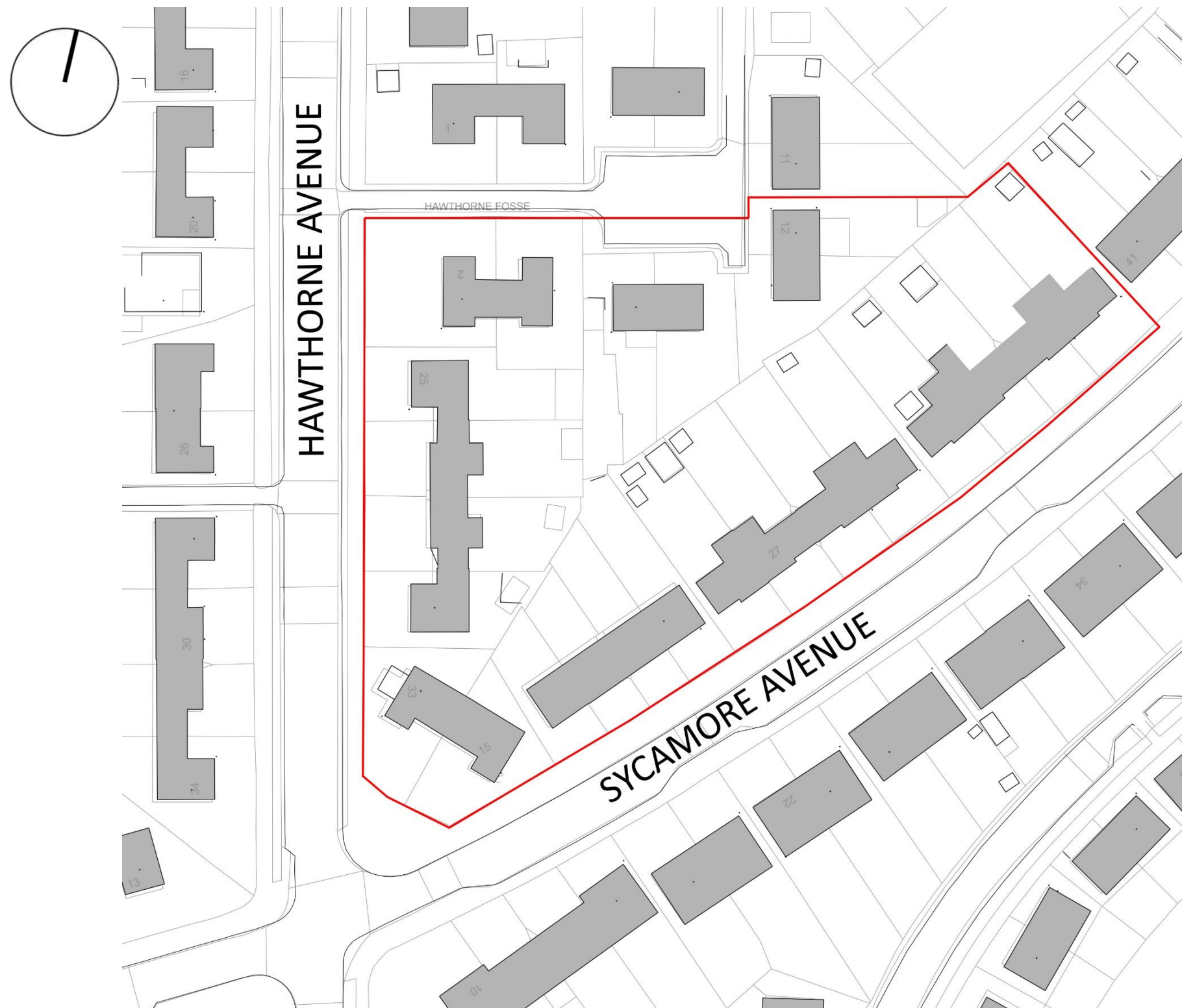
- Stepped access between Laburnum Drive and Sycamore Avenue to improve connectivity along Laburnum Drive
- Flats at the key junction and addressing the new green space within Ashley Road.
- Rear garden wall along Laburnum Drive but the new green link allows for perpendicular views into the estate.

#### Proposed:

<span style="display: inline-block; width: 15px; height: 15px; background-color: #FFC0CB; border: 1px solid black;"></span> 1 Bedroom 2 Persons Flat - 5	<span style="display: inline-block; width: 15px; height: 15px; background-color: #FFFACD; border: 1px solid black;"></span> Older Persons Acc 1 Bedroom 2 Persons Flat - 0 2 Bedroom 4 Persons Flat - 0 2 Bedroom Bungalow - 0
<span style="display: inline-block; width: 15px; height: 15px; background-color: #ADD8E6; border: 1px solid black;"></span> 2 Bedroom 4 Persons Flat - 10	
<span style="display: inline-block; width: 15px; height: 15px; background-color: #6495ED; border: 1px solid black;"></span> 2 Bedroom 4 Person House - 8	
<span style="display: inline-block; width: 15px; height: 15px; background-color: #9370DB; border: 1px solid black;"></span> 3 Bedroom 5 Person House - 18	
<span style="display: inline-block; width: 15px; height: 15px; background-color: #FFA07A; border: 1px solid black;"></span> 4 Bedroom 7 Person House - 4	
	Total - 45 Car parking Spaces - 71



## Sycamore Avenue / Hawthorne Avenue



### Existing Plan

- Existing homes: 24
- Area that we are considering for either regeneration or refurbishment options
- Including those interested in the voluntary purchase scheme, Newport City Homes would own a large proportion of the existing homes.

### Opportunities:

- Area is generally flat.
- Opportunities to enhance the public realm on the corner of Sycamore Avenue and Hawthorne Avenue.
- Opportunities for green links between Hawthorne Fosse and Sycamore Avenue



### Proposed Plan

- Green link and pedestrian route between the School gates, Hawthorne Fosse and Sycamore Avenue.
- Locating flats on the corner plot helps to place emphasis on the junction between Hawthorne Avenue and Sycamore Avenue.
- Homes have been orientated to address various views and provide high levels of natural surveillance.
- Car parking will be off street.
- Variety of home types.

#### Proposed:

<span style="display:inline-block; width:15px; height:15px; background-color: #FFC0CB; border: 1px solid black;"></span> 1 Bedroom 2 Persons Flat - 1	<span style="display:inline-block; width:15px; height:15px; background-color: #FFFACD; border: 1px solid black;"></span> Older Persons Acc
<span style="display:inline-block; width:15px; height:15px; background-color: #ADD8E6; border: 1px solid black;"></span> 2 Bedroom 4 Persons Flat - 5	<span style="display:inline-block; width:15px; height:15px; background-color: #ADD8E6; border: 1px solid black;"></span> 1 Bedroom 2 Persons Flat - 0
<span style="display:inline-block; width:15px; height:15px; background-color: #ADD8E6; border: 1px solid black;"></span> 2 Bedroom 4 Person House - 4	<span style="display:inline-block; width:15px; height:15px; background-color: #ADD8E6; border: 1px solid black;"></span> 2 Bedroom 4 Persons Flat - 0
<span style="display:inline-block; width:15px; height:15px; background-color: #C0C0FF; border: 1px solid black;"></span> 3 Bedroom 5 Person House - 17	<span style="display:inline-block; width:15px; height:15px; background-color: #ADD8E6; border: 1px solid black;"></span> 2 Bedroom Bungalow - 0
<span style="display:inline-block; width:15px; height:15px; background-color: #FFA07A; border: 1px solid black;"></span> 4 Bedroom 7 Person House - 2	
	<b>Total - 29</b>
	<b>Car parking Spaces - 58)</b>



## Ashley Road and Poplar Road



### Existing Plan

- Existing homes: 40.
- Key location for placemaking which can have a positive impact on the whole estate.
- Key location for the School due to existing gates and visibility from Chepstow Road.



### Opportunities:

- Community Consultation feedback asked us to look at this area to provide green spaces and play spaces for placemaking to open up the entrance to the Hope Centre and provide a play area for the community.
- Opportunity to improve traffic around the School gates and the Hope Centre entrance.
- Opportunity to provide interesting buildings which frames green space with the Tardis.
- Opportunity to locate housing for older people following comments from the Residents Steering Group.



### Proposed Plan

- Widening of Ashley Road and Poplar Road.
- Joining of Ashley Road and Poplar Road to improve connectivity.
- New green space including a playground in front of the Hope Centre.
- Older Persons homes around the Tardis area to improve access and directly address the entry point into the estate.
- Flats looking onto the new green space.

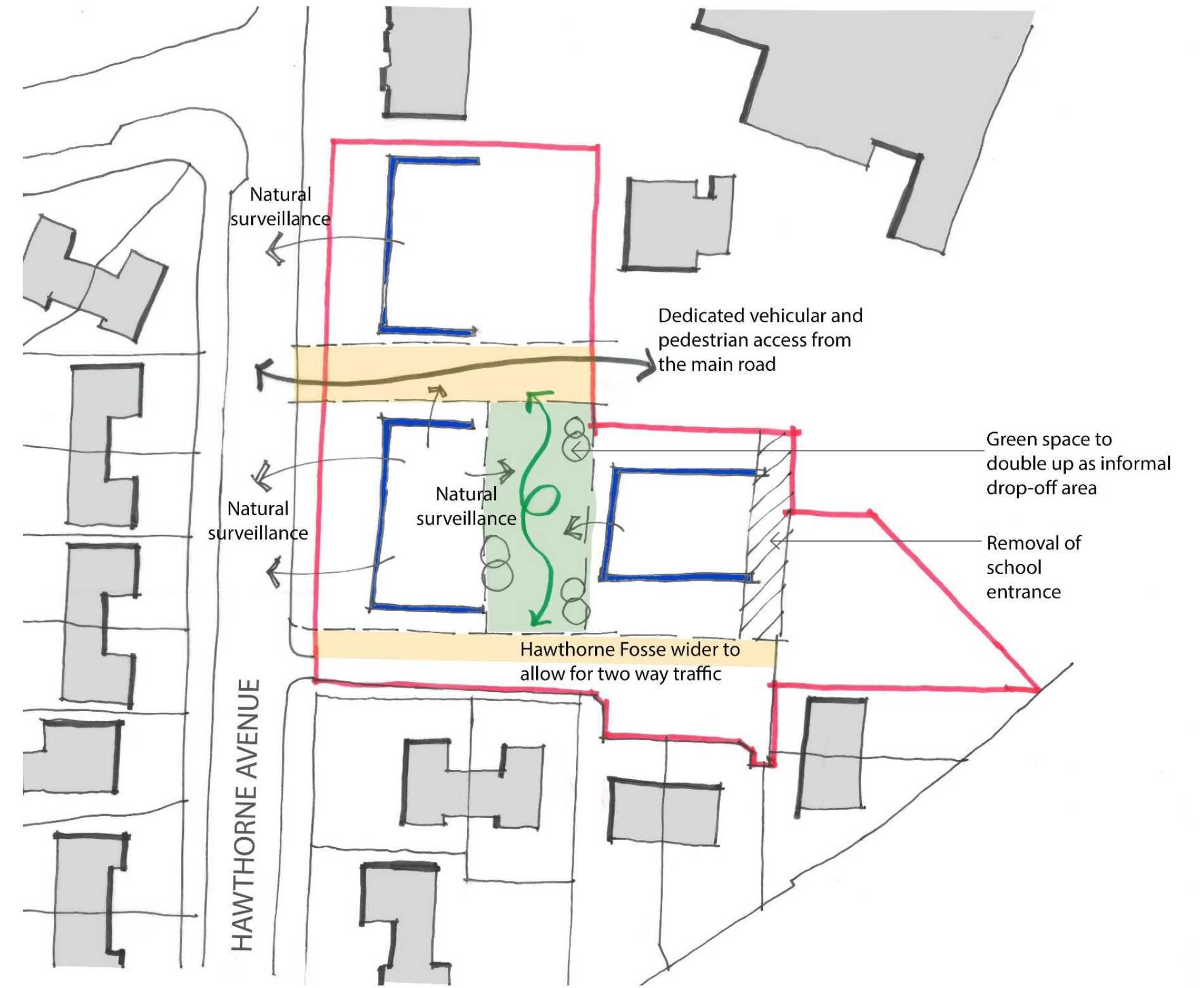
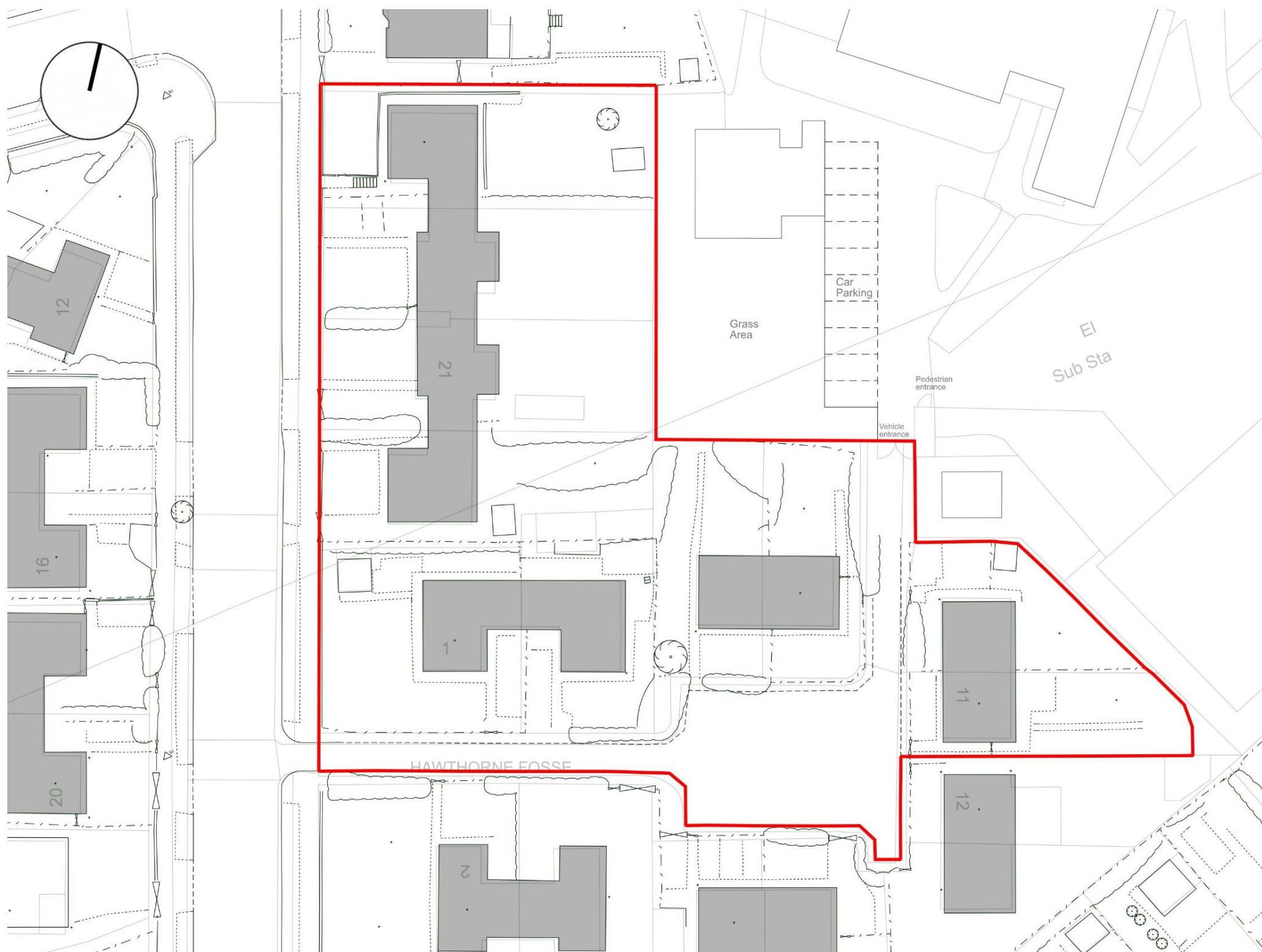
#### Proposed:

- 1 Bedroom 2 Persons Flat - 7
- 2 Bedroom 4 Persons Flat - 11
- 2 Bedroom 4 Person House - 3
- 3 Bedroom 5 Person House - 7
- 4 Bedroom 7 Person House - 4
- Older Persons Acc
- 1 Bedroom 2 Persons Flat - 6
- 2 Bedroom 4 Persons Flat - 12
- 2 Bedroom Bungalow - 0

Total- 50  
Car parking Spaces - 65 (+5 for School drop-off)



## Hawthorne Fosse

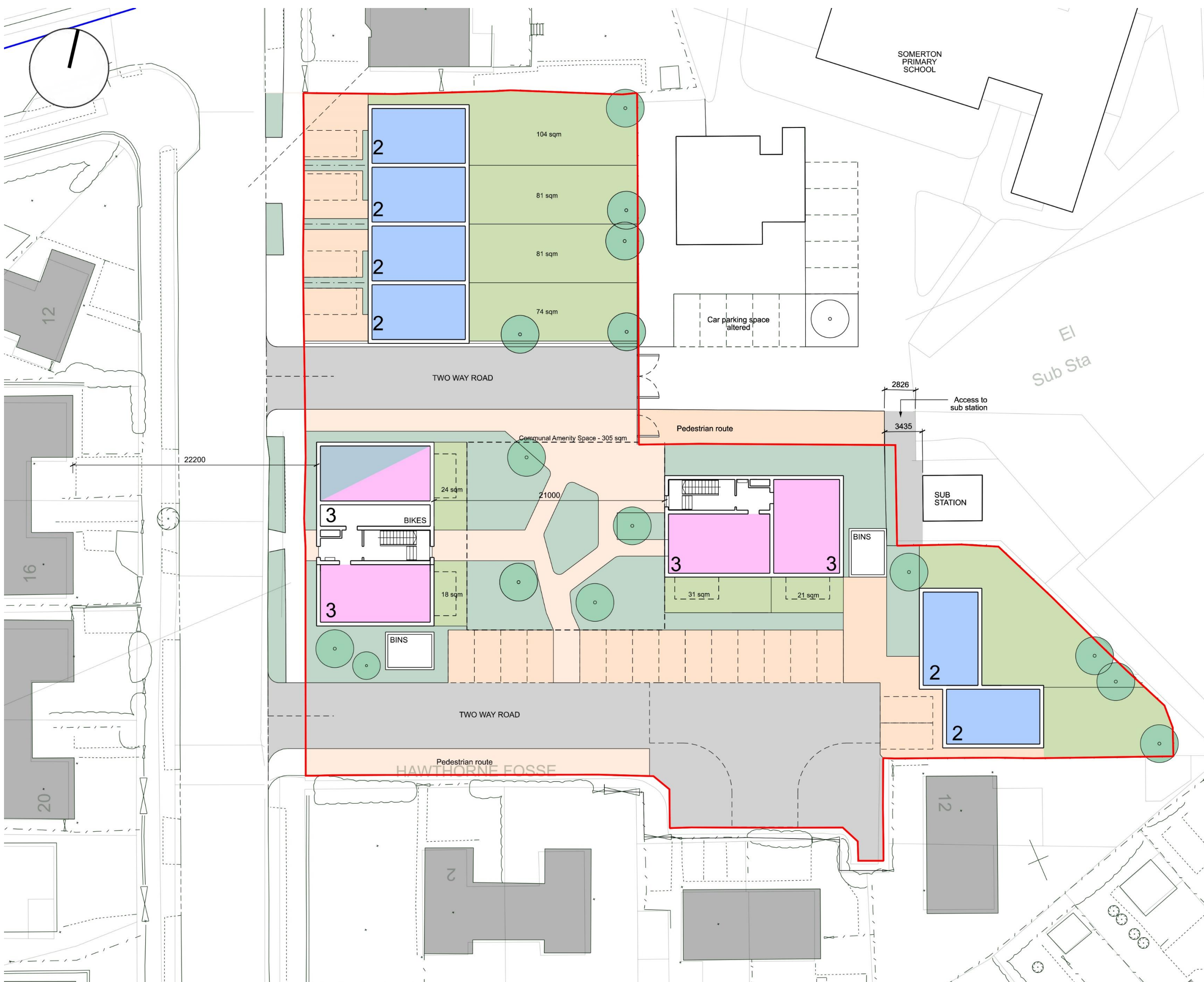


### Existing Plan

- Existing number of homes: 10.
- Hawthorne Fosse is a narrow road which is an issue for traffic coming in and out.
- Area is relatively flat.
- Hawthorne Fosse is the main vehicular access to the School.

### Opportunities:

- Meetings with the Somerton Primary School Headteacher have helped the team identify:
  - Vehicle access difficulties
  - Points of conflict between vehicles and pedestrians
  - Areas of anti-social behaviour



### Proposed Plan

- Dedicated entrance to the School with vehicular access and footway.
- Locating flats on the corner plot to emphasise the school entrance.
- Widen Hawthorne Fosse to allow for easy flow of traffic in both directions.
- Communal space in between flat blocks which doubles up as an informal gathering space at school pick-up and drop-off times.
- Mix of home types.
- Car parking for homes is off street.

#### Proposed:

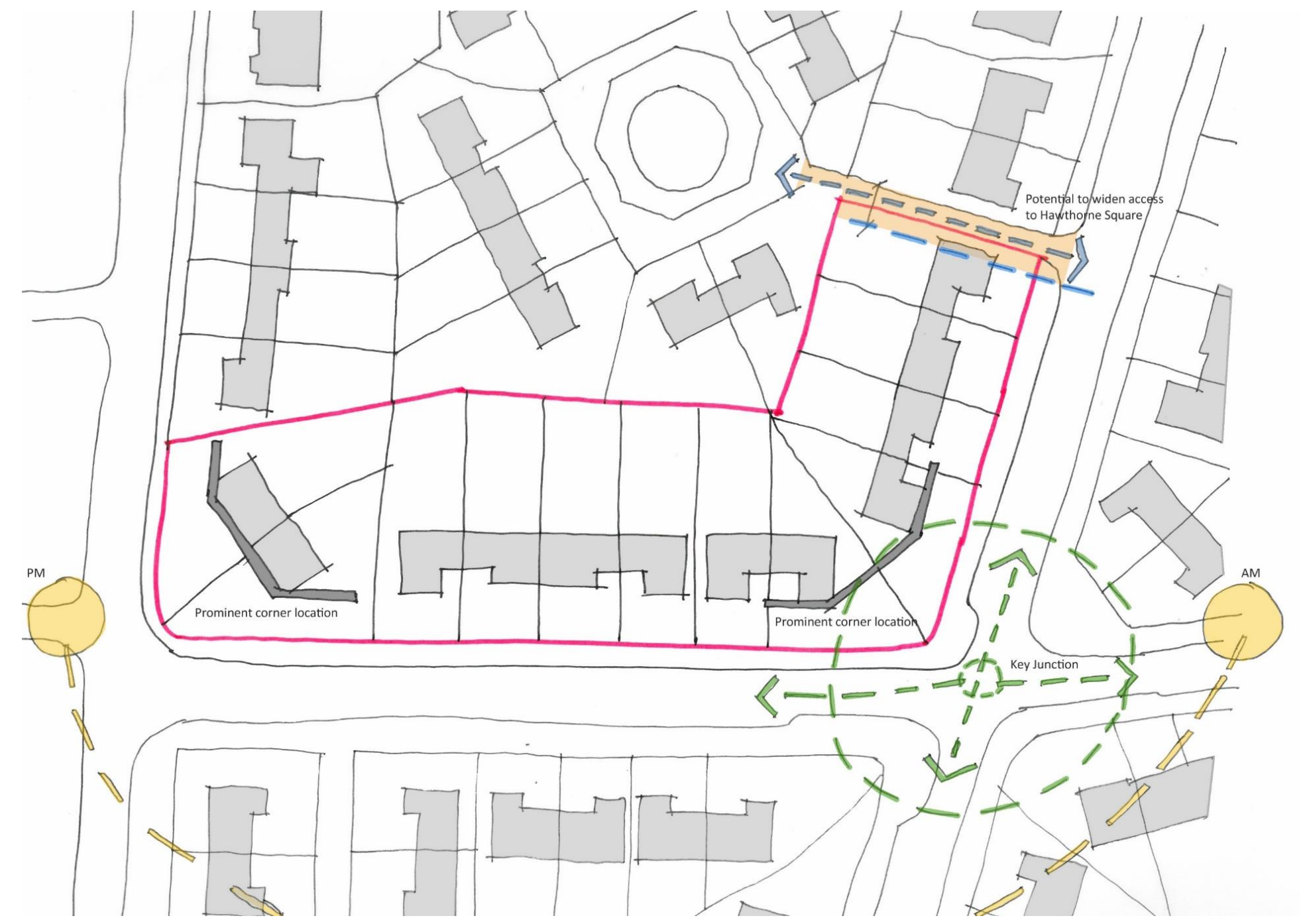
- 1 Bedroom 2 Persons Flat - 10
- 2 Bedroom 4 Persons Flat - 2
- 2 Bedroom 4 Person House - 6
- 3 Bedroom 5 Person House - 0
- 4 Bedroom 7 Person House - 0
- Older Persons Acc
- 1 Bedroom 2 Persons Flat - 0
- 2 Bedroom 4 Persons Flat - 0
- 2 Bedroom Bungalow - 0

Total - 18  
Car parking Spaces - 20

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## Sycamore Avenue / Hawthorne Avenue



### Existing Plan

- Existing number of homes: 12
- Area is relatively flat.
- Gateway access point into Somerton for both vehicles and pedestrians

### Opportunities:

- Opportunity to emphasise the gateway entrance at Somerton Road and Sycamore Avenue.
- Opportunities to enhance the public realm on the corner of Sycamore Avenue and Hawthorne Avenue
- Close to shops and bus stops which offer a possible opportunity to locate older persons homes



### Proposed Plan

- Old Persons Accommodation, including flats and bungalows.
- Location chosen for bungalows due to proximity to local shops and being a relatively flat site.
- Locating flats on the corner plots helps to place emphasis in these areas.
- Bungalows and flats to have a shared courtyard.

### Proposed:

<span style="display:inline-block; width:15px; height:15px; background-color: #FFC0CB; border: 1px solid black;"></span> 1 Bedroom 2 Persons Flat - 0	<span style="display:inline-block; width:15px; height:15px; background-color: #FFFACD; border: 1px solid black;"></span> Older Persons Acc
<span style="display:inline-block; width:15px; height:15px; background-color: #ADD8E6; border: 1px solid black;"></span> 2 Bedroom 4 Persons Flat - 0	<span style="display:inline-block; width:15px; height:15px; background-color: #FFD700; border: 1px solid black;"></span> 1 Bedroom 2 Persons Flat - 3
<span style="display:inline-block; width:15px; height:15px; background-color: #ADD8E6; border: 1px solid black;"></span> 2 Bedroom 4 Person House - 0	<span style="display:inline-block; width:15px; height:15px; background-color: #FFD700; border: 1px solid black;"></span> 2 Bedroom 4 Persons Flat - 12
<span style="display:inline-block; width:15px; height:15px; background-color: #9370DB; border: 1px solid black;"></span> 3 Bedroom 5 Person House - 0	<span style="display:inline-block; width:15px; height:15px; background-color: #FFD700; border: 1px solid black;"></span> 2 Bedroom Bungalow - 7
<span style="display:inline-block; width:15px; height:15px; background-color: #FFA07A; border: 1px solid black;"></span> 4 Bedroom 7 Person House - 0	<b>Total- 22</b>
	<b>Car parking Spaces - 26</b>



## Hawthorne Avenue



### Existing Plan

- Existing number of homes: 20



### Opportunities:

- Area is generally flat.
- Located on a key junction of Sycamore Avenue and Hawthorne Avenue
- Opportunities to enhance the public space together with other areas.



### Proposed Plan

- Locating flats on the corner plots helps to place emphasis on the junction
- The junction between Hawthorne Avenue and Sycamore Avenue will be further emphasised when considered with the other areas.
- Homes orientated to address various views and provide high levels of natural surveillance without affecting privacy.

#### Proposed:

<span style="display: inline-block; width: 15px; height: 10px; background-color: #FFC0CB; border: 1px solid black;"></span> 1 Bedroom 2 Persons Flat - 5	<span style="display: inline-block; width: 15px; height: 10px; background-color: #FFFACD; border: 1px solid black;"></span> Older Persons Acc
<span style="display: inline-block; width: 15px; height: 10px; background-color: #ADD8E6; border: 1px solid black;"></span> 2 Bedroom 4 Persons Flat - 7	1 Bedroom 2 Persons Flat - 0
<span style="display: inline-block; width: 15px; height: 10px; background-color: #ADD8E6; border: 1px solid black;"></span> 2 Bedroom 4 Person House - 4	2 Bedroom 4 Persons Flat - 0
<span style="display: inline-block; width: 15px; height: 10px; background-color: #D8BFD8; border: 1px solid black;"></span> 3 Bedroom 5 Person House - 11	2 Bedroom Bungalow - 0
<span style="display: inline-block; width: 15px; height: 10px; background-color: #FFA07A; border: 1px solid black;"></span> 4 Bedroom 7 Person House - 2	
	Total - 29
	Car parking Spaces - 44

# SOMERTON REGENERATION SCHEME



## Libeneth Road



### Existing Plan

- Existing number of homes: 8
- Majority of the existing houses suffer from rising damp and condensation.
- Area is located to the south of Somerton.



### Proposed Plan

- Replacement of the 8no. houses with 8no. new houses.

#### Proposed:

<span style="display: inline-block; width: 15px; height: 10px; background-color: #FFC0CB; border: 1px solid black;"></span> 1 Bedroom 2 Persons Flat - 0	<span style="display: inline-block; width: 15px; height: 10px; background-color: #FFFACD; border: 1px solid black;"></span> Older Persons Acc
<span style="display: inline-block; width: 15px; height: 10px; background-color: #ADD8E6; border: 1px solid black;"></span> 2 Bedroom 4 Persons Flat - 0	<span style="display: inline-block; width: 15px; height: 10px; background-color: #ADD8E6; border: 1px solid black;"></span> 1 Bedroom 2 Persons Flat - 0
<span style="display: inline-block; width: 15px; height: 10px; background-color: #6495ED; border: 1px solid black;"></span> 2 Bedroom 4 Person House - 0	<span style="display: inline-block; width: 15px; height: 10px; background-color: #6495ED; border: 1px solid black;"></span> 2 Bedroom 4 Persons Flat - 0
<span style="display: inline-block; width: 15px; height: 10px; background-color: #9370DB; border: 1px solid black;"></span> 3 Bedroom 5 Person House - 8	<span style="display: inline-block; width: 15px; height: 10px; background-color: #9370DB; border: 1px solid black;"></span> 2 Bedroom Bungalow - 0
<span style="display: inline-block; width: 15px; height: 10px; background-color: #FFA07A; border: 1px solid black;"></span> 4 Bedroom 7 Person House - 0	
	<b>Total - 8</b>
	<b>Car parking Spaces - 16</b>

# SOMERTON REGENERATION SCHEME



## Masterplan Placemaking Principles



### New Green spaces:

Evident from discussions with the School, Resident Steering Group and local community.

The masterplan looks at providing :

- New playground for all ages to the north of Somerton.
- Key green link from Laburnum Drive to the School which will also improve access for all.
- Emphasise the main junction between Hawthorne Avenue and Sycamore Avenue.
- Emphasise the Tardis green space which is a local feature.



### Smaller meeting spaces for each area:

- Hawthorne Fosse green space
- Acacia Avenue spaces around the stair access to Chepstow Road and Aberthaw Road
- Various SUDs features for each site.



### Flat Locations:

Possible locations for new flats (pink)

These homes could be placed in prominent locations across the estate to emphasise important areas, including:

- New Public Spaces
- New Green Spaces
- Entrances to the Estate



### Links:

Orange: vehicular and pedestrian  
Red, dotted: Pedestrian/ green links

- Green links from Hawthorne Avenue to Laburnum Drive & the woodlands.
- Green link between Laburnum Drive and Sycamore Avenue.
- Link between Acacia Avenue and Aberthaw Road.



### Older Persons Accommodation:

A mix of apartments and bungalows in two locations:

- Somerton Crescent and Ashley Road: Due to easy access to Chepstow Road where there are many bus stops and routes into the city centre.
- Sycamore Avenue: Easy access to Somerton Road where there is a shop and bus stops. The site is also flat for easy access.





# SOMERTON REGENERATION SCHEME



## Masterplan



What do you think of the new green spaces?

Do you think the green spaces are in the right place?

Are the Older Persons Homes in the right location?

What do you think of the new pedestrian links?



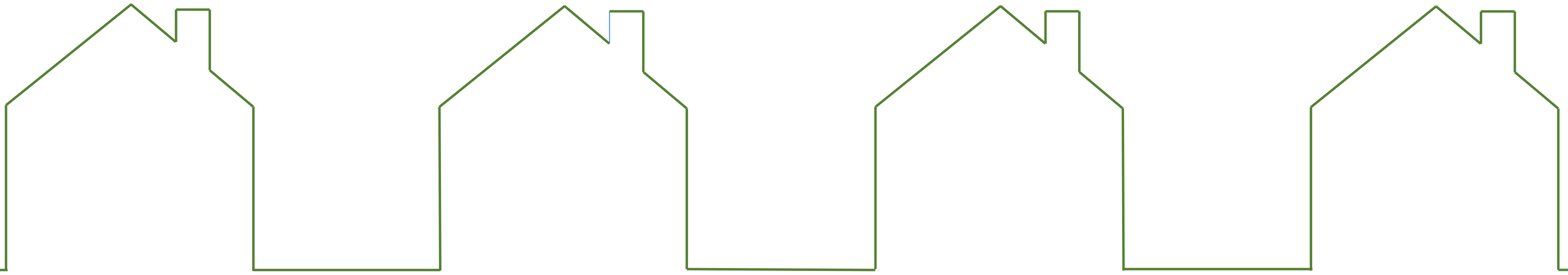
View from the new play area in the north of Somerton



View of the green link from Hawthorne Fosse to Sycamore Avenue



## Programme



This sets out the topics we will need to consider and indicative timescales. Please note, the timings may change

		2022		2023			2024	2025	2026	2027
		September	October - December	January - March	April - June	July - September	October - December			
<b>NCH Key Milestones</b>										
<b>Community Engagement</b>	Steering group meetings Community events									
<b>Regeneration areas</b>	Develop designs use of housing information from residents and from NCC Overall place making review Look at potential land purchases Cost analysis Update on regen areas Consider phasing for regeneration									
<b>Refurbishment</b>	Continue developing specification Costings Carry put pilot refurbishment scheme Update on refurb areas									
<b>Approvals</b>	Welsh government approvals Sustainable drainage process Pre application planning process Planning approval consultation process (PAC) Planning approval process NCH contract approvals									
<b>Residents</b>	Complete housing needs discussions with customers Voluntary homeowner purchase available Work up offer for home owners with Peter Alan Financial advice available for homeowners on homeownership options									
<b>Procurement</b>	Select the contractor for refurbishment works Select the contractor for regeneration works									
<b>On Site/ Construction</b>	Re-house residents (by phase) Carry out refurbishment works Phase 1 regeneration works Phase 2 regeneration works (start) Future phases maybe required									

## Frequently Asked Questions

We have previously issued a document which included all of the questions asked during the Options Appraisal Sessions during 2021. The intention is to update this document to reflect the discussions which will take place today. Sections covered within the document will include:

<b>Basis of areas identified</b>	<b>Compulsory purchase orders</b>	<b>Timeline</b>
<b>Previous work carried out in Somerton</b>	<b>Information on individual options</b>	<b>Compensation and financial recompense</b>
<b>Valuation of properties</b>	<b>Building Works</b>	<b>Communications</b>
<b>Affordability</b>	<b>Approach and Board</b>	<b>Planning and NCC</b>

# SOMERTON REGENERATION SCHEME



## Community Question Board

What do you like about the design proposals?

What do you not like about the design proposals?

What would you change/like to see in the design proposals?

What do you think?

What would you like to see in the older persons accommodation?

What do you think of the play/ recreational areas?

Further Comments?

Please leave your comments on this board, in our survey, by talking to us or by emailing [Community@newportcityhomes.com](mailto:Community@newportcityhomes.com)