

00 Introduction

Housing Needs

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 and Re-housing Existing Residents

Existing residents have been engaged with from the early stages of this project's 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.

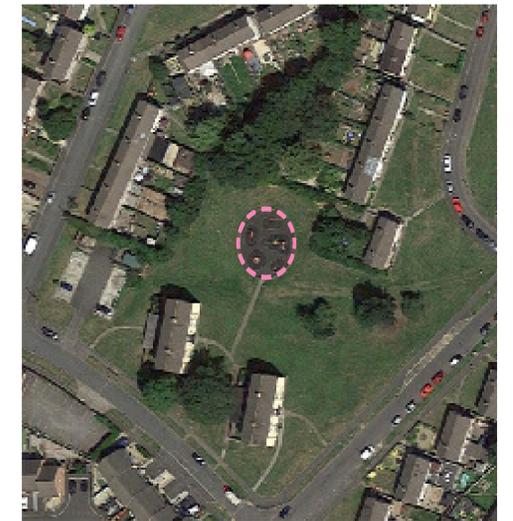


Replacing the Play Area

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 board 01.

We'd greatly appreciate your feedback on the location for the new play area.



01 Play Area Location Plan



What are your views on the play area relocation?
Which location you would prefer?

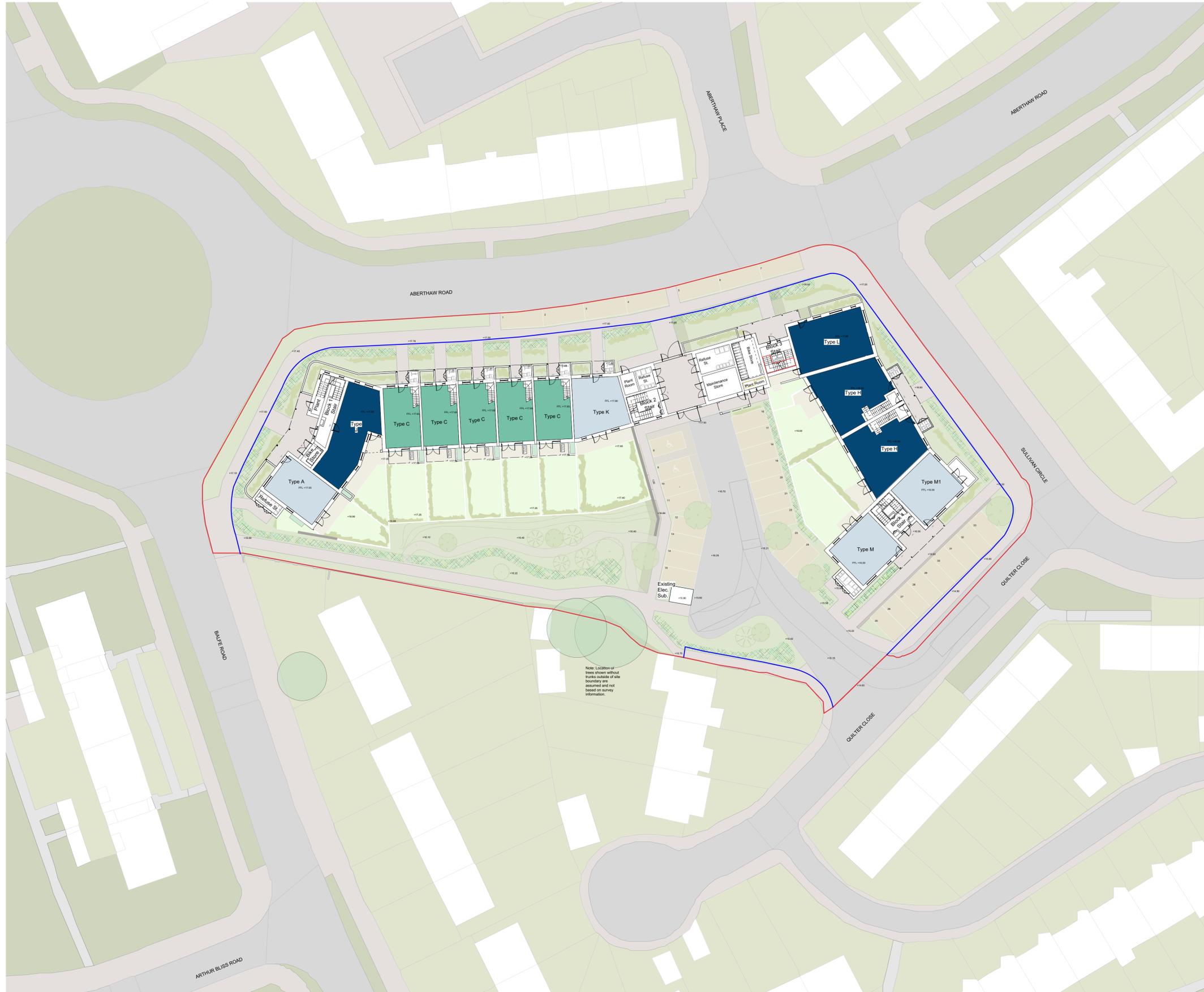
New Play Area Option 1

New Play Area Option 2



Existing Penkin Hill playground

02 Proposed Site Plan - Aberthaw Road



- Key**
- Proposed Site Boundary
 - - - Initial Site Boundary
- Unit Types:**
- 1 Bed Flat
 - 2 Bed Flat (3 person)
 - 2 Bed Flat (4 person)
 - 2 Bed House
 - 3 Bed House
- Private garden
 - Permeable parking bays
 - Hedges / Fencing
 - Retaining Wall
 - Sustainable Drainage Systems
 - Retained Existing Tree
 - Proposed Tree

31 new homes in total

48 new bedrooms

14 1 Bed 2 Person Flats (50-53m²)

2 2 Bed 3 Person Flats at (66m²)

10 2 Bed 4 Person Flats at (73m²)

5 2 Bed 4 Person House (83m²)

33 proposed new parking spaces

300 m² shared green space

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 - Proposed Tree

40 new homes in total

55 new bedrooms

26 1 Bed 2 Person Flats (50-61m²)

3 2 Bed 3 Person Flats (58m²)

3 2 Bed 4 Person Flats (73m²)

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

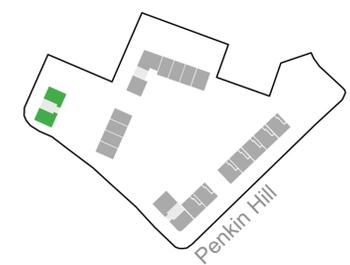


Ground Floor



First and Second Floor

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

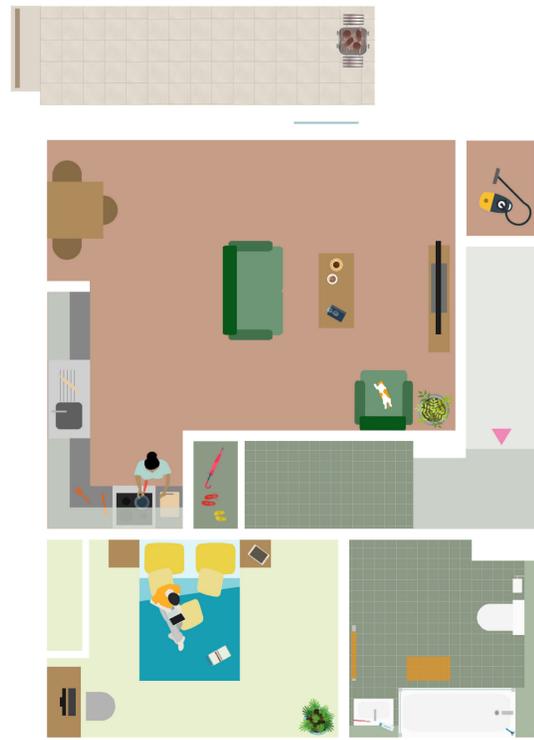


04 Proposed House Type Plans

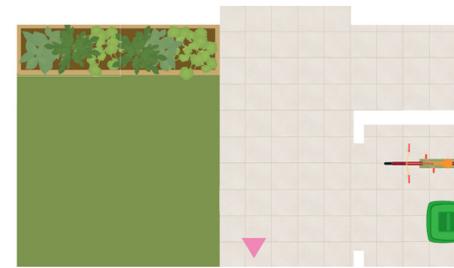
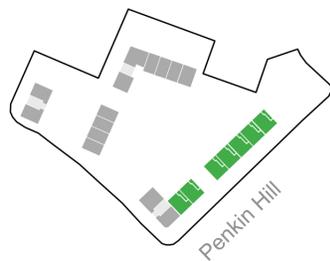


Ground Floor

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

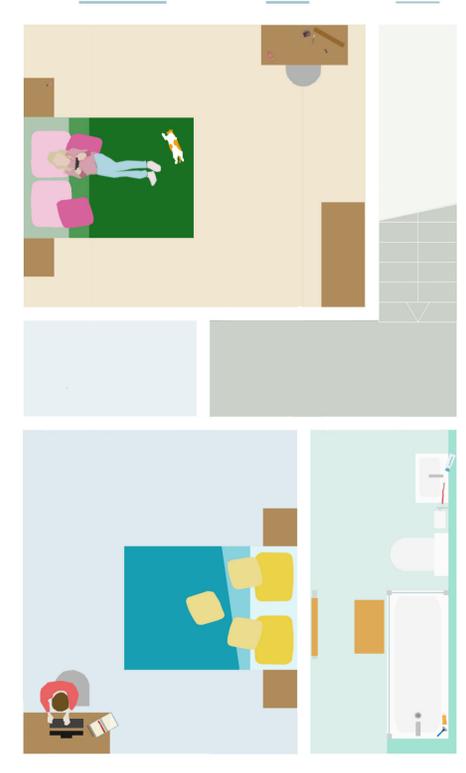


First Floor

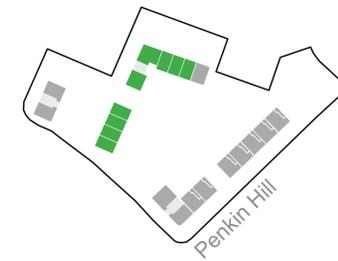


Ground Floor

Unit Type C
2 Bed 4 Person House (83m²)
Aberthaw Road & Penkin Hill



First Floor



05 Proposed Elevations - Aberthaw Road and Penkin Hill



View from Aberthaw Road



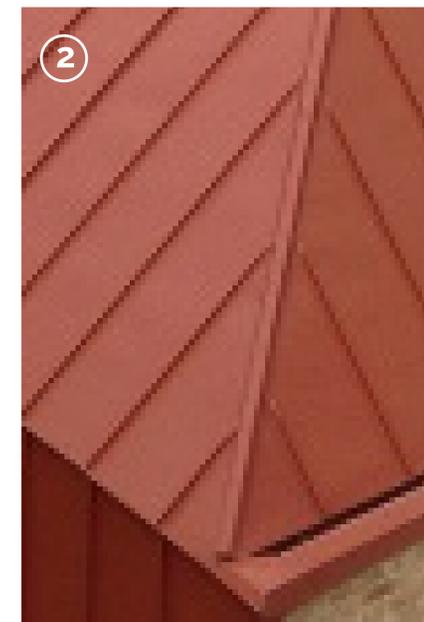
View from Sullivan Circular

06 Visualisations - Aberthaw Road

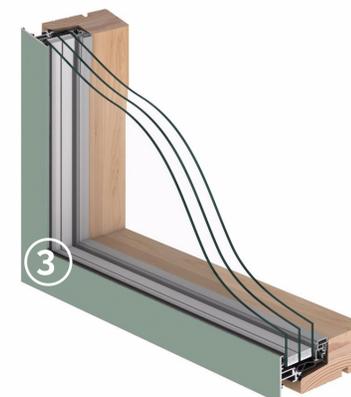


Visualisation of Aberthaw Road

Potential Material Options



- 1 - Draycot Red Bricks - Northcote Bricks with light red mortar
- 2 - Red aluminium Standing Seam Roof System and matching parapet coping
- 3 - Triple glazed Aluminium/Timber composite windows. With 54mm sight-line PPC Green finish externally and timber finish internally.
- 4 - Green glazed brick finish around balconies and entrances.



06 Visualisations - Penkin Hill

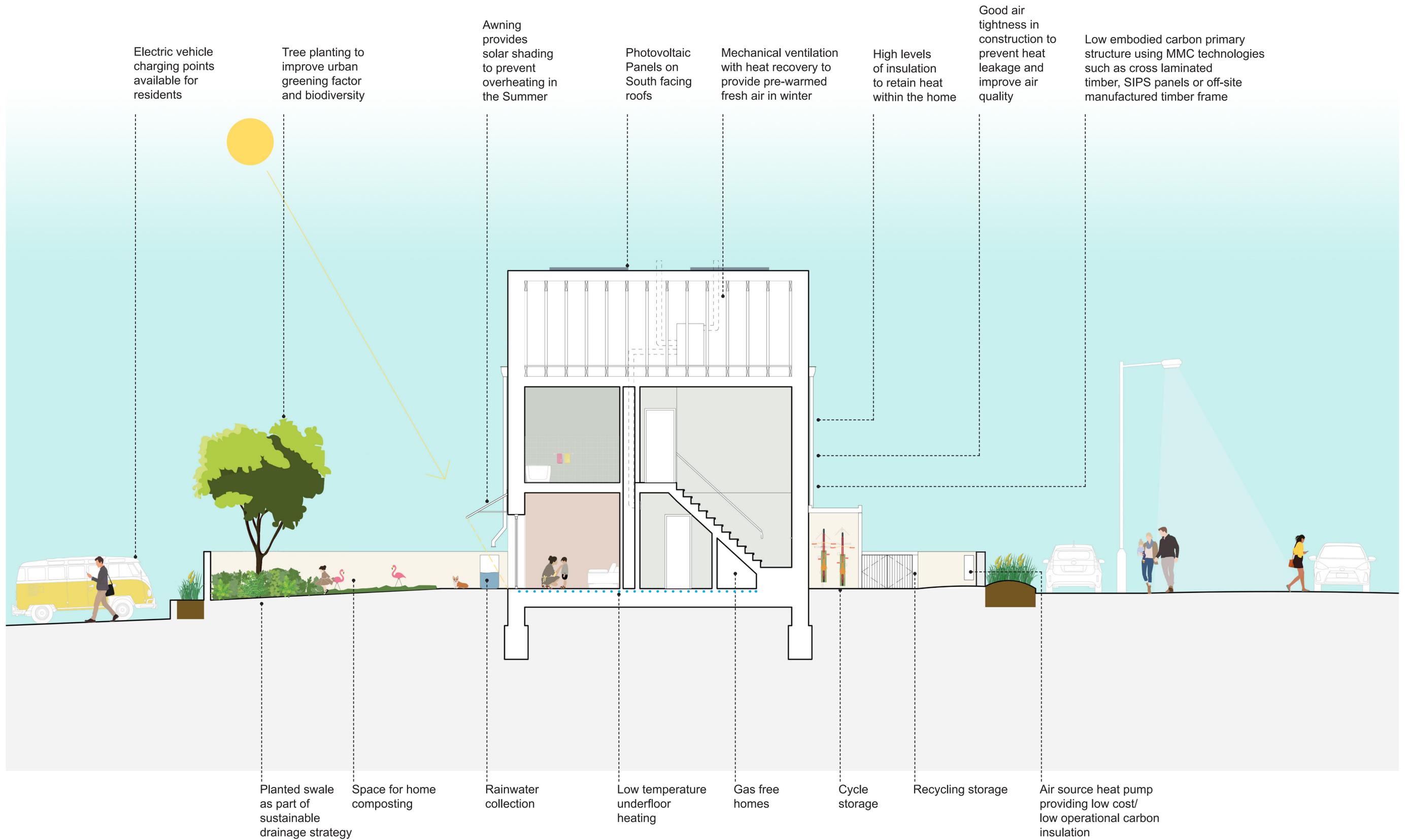


Visualisation of Penkin Hill from Aberthaw Road



Precedent images for a modern interpretation of Welsh vernacular architecture in the context of Newport

07 Zero Carbon Housing



08 Sustainable Drainage Strategy (SUDS)

Our above ground drainage strategy will improve water quality and manage runoff. The variety of rich planting across the site will improve biodiversity and promote placemaking by cleaning and greening the communal spaces.

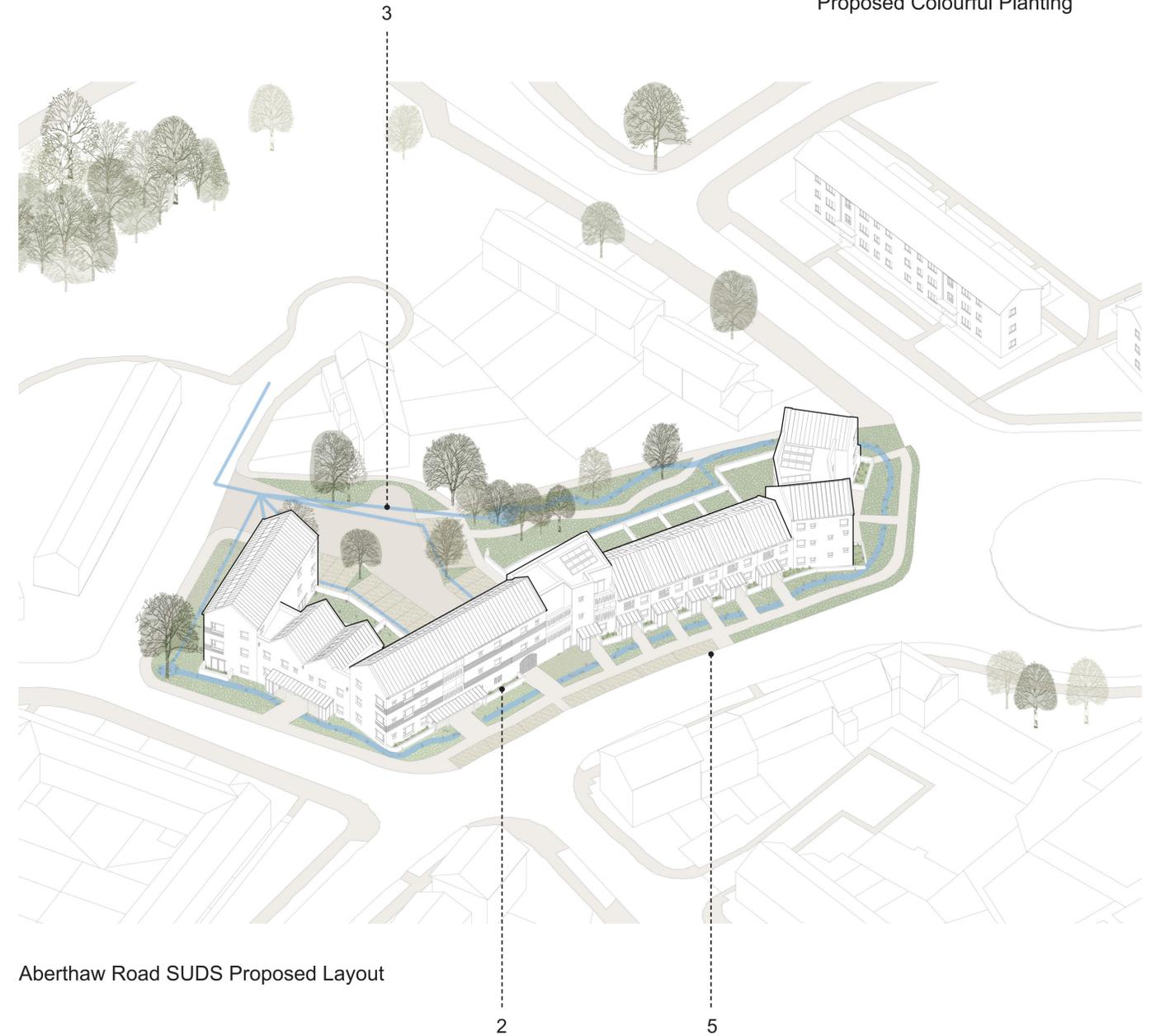
- 1 Swale
- 2 Raised planters
- 3 Private storm drainage
- 4 Filter strip
- 5 Permeable paving



Proposed Colourful Planting



Penkin Hill SUDS Proposed Layout



Aberthaw Road SUDS Proposed Layout

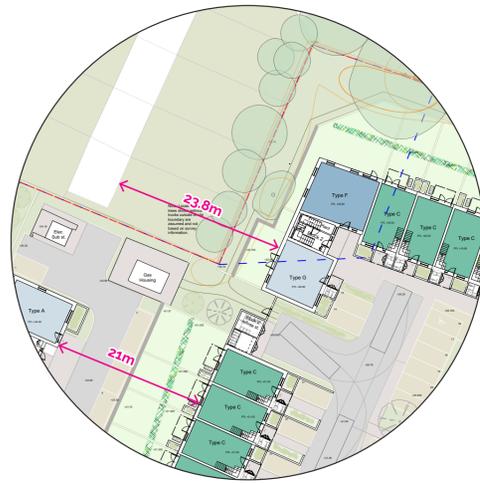
09 Response to Matters Raised



Urban Density and Infrastructure

You Said: "The proposal will further increase local population density and accelerate the removal of what limited green spaces remain..."

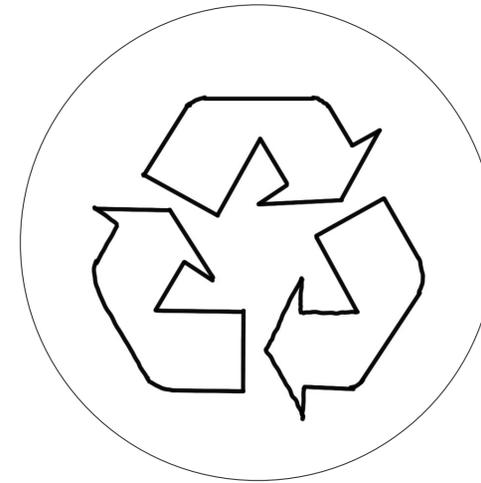
We did: Both proposals are in line with Welsh Government's housing development requirements, to provide much needed high quality housing within the area. The development will aid in supporting local business and communities. By opening up the central green area and introducing the SUDs feature at the bottom of the hill, the proposal will improve the quality of the existing green area. We have worked closely with the Landscape Architect to protect and increase the biodiversity within the area.



Privacy

You Said: "The 3-storey properties proposed would considerably reduce the privacy of my house or garden"

We did: The scheme has been carefully planned and orientated to ensure all existing homes and gardens will still feel private and meet Newport Planning requirements. We have worked with the existing topography and trees surrounding Penkin Hill to ensure privacy to gardens.



Refuse and Hygiene

You Said: "With services already severely overstretched what planning has been done to account for the increase in refuse that will be produced by the development?"

We did: Each property will have secure dedicated bin storage facility within proximity to the front door of the house. We have discussed and agreed with Newport City Council to ensure the requirements of the proposed developed can be accommodated.



Transport

You Said: "Parking is already limited in this area of Alway... The development will introduce a much greater volume of traffic to the area."

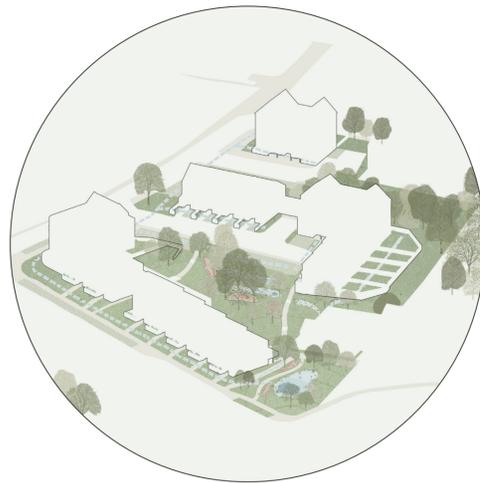
We did: Traffic surveys and report undertaken have assessed the current impact of traffic and use of existing parking. In line with the Welsh Government's sustainability ambitions, each dwelling will be provided with cycle storage and 1 car parking space. The site is also well connected to local amenities and public transport links.



Value

You Said: "This development will devalue my property..."

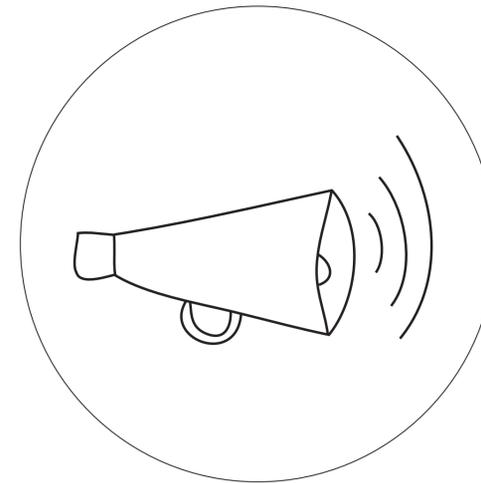
We did: The proposed development will provide significant investment within Alway, which in turn, will improve the quality of housing within the area. Property values are generally higher in areas where there is high quality housing.



Wildlife

You Said: "We have many species of birds, hedgehogs and foxes that have been known to inhabit the area, a development of this size and scale will limit their natural habitats..."

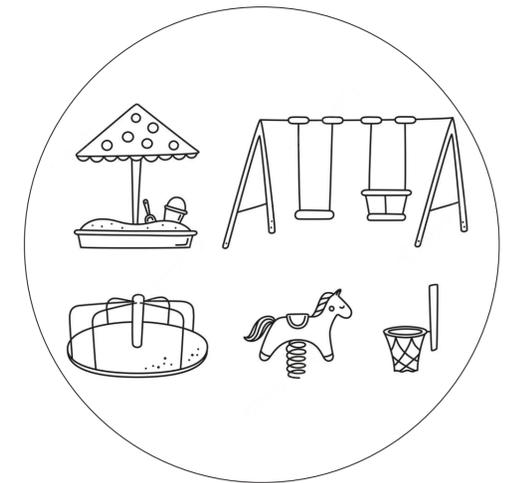
We did: Both sites have been subject to ecology surveys, and the proposed developments will provide a net benefit in terms of biodiversity. We will ensure habitats are maintained where possible and/or enhanced through mitigation planting, Sustainable Urban Drainage Systems and Biodiversity enhancement strategies.



Noise

You Said: "The proposed development will significantly increase the amount of noise pollution experienced by the existing residents..."

We did: During construction the contractor will only operate during working hours to minimise disruption to the local area, noise levels will be kept to a minimum where possible. The proposed homes will be designed to meet Building Regulation Approved Document E to minimise noise pollution.



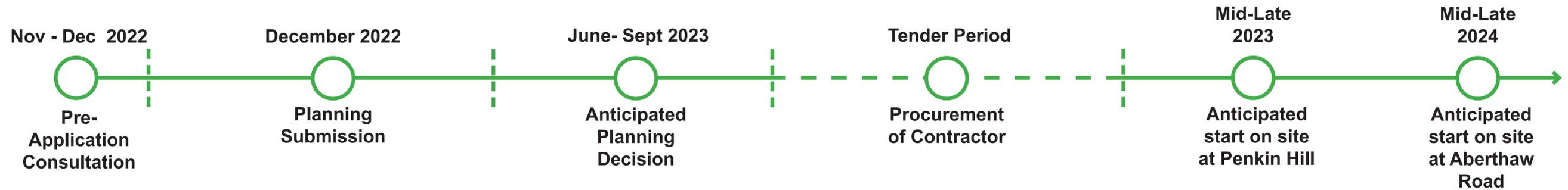
Location of Replacement Park

You Said: "We have nowhere on the estate to take our younger children apart from this park..."

We did: Newport City Homes will be providing a Play Area of equal quality, within a reasonable proximity, to the existing Play Area on Penkin Hill. Please refer to Board 01 for the two proposed locations of the Play Area, we'd be happy to hear your views on this.

10 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 12th December 2022.

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