



CASE STUDY: URBAN DESIGN ALWAY REGENERATION





Design Overview

This multi-million pound regeneration project at Alway in Newport, South Wales aimed to create a new sustainable community of strong identity, character and diversity within a historically run down area. The mixed use development looked to provide a mix of high quality homes supported by community amenities within a desirable and attractive setting. The regeneration project included:

- 239 new mixed tenure dwellings
- Community amenities including Supermarket, Pharmacy, retail units and Local Police Station
- Local Community Centre
- Multi Use Games Area
- Linear Walk
- Public Realm landscaping

Sustainability Overview

The highly sustainable project used a number of techniques to ensure the development had a low environmental impact. These included:

- Careful orientation to maximise daylight, passive heating and cooling
- Performance rating systems such as BREEAM, EcoHomes and Code for Sustainable Homes
- Sustainable transport systems
- Training and employment opportunities provided in construction for local people
- Using previously developed land minimising environmental impact and introducing landscaped areas to increase biodiversity
- Resource conservation methods including rainwater harvesting and energy efficient services

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ALWAY REGENERATION

Name of Development

Alway Regeneration

Date Completed

Phase 1 2009

Project Cost

£25 million

Building Type

Mixed Use

Location

Alway, Newport

Client

Bellway Homes, Newport City Council and Fairlake

Main Contractor

Bellway Homes Wales and Kier Group

Environmental Performance

Code for Sustainable Homes Level 3

BRE Eco Homes 'Good' standard

BREEAM rating 'Very Good'

Development Overview

Ainsley Gommon worked in partnership with Bellway Homes, Newport City Council and Fairlake to develop a Masterplan for the redevelopment of the Alway estate in Newport, South Wales. Covering an area of 7.5 hectares, the run-down estate housed poor quality residential accommodation and community facilities and as a result suffered from severe anti-social behaviour problems.

Ainsley Gommon produced a Masterplan for the £25 million scheme, splitting the proposed development into 13 phases over a five year period. The regeneration project incorporated community facilities, mixed tenure housing, open space and public realm design and new vehicle, pedestrian and cycle routes.

The overriding aim behind the design was to establish a strong axis through the development around which a new cohesive neighbourhood could be formed. The 'figure of eight' shaped site was split into two main development areas, with the heavily sloping upper site accommodating 128 new mixed tenure homes.

A new urban square provides the link between the Upper and Lower sites, around which the main shops and community facilities have been located. A contemporary L-shaped building houses new retail units including a supermarket and pharmacy and a police station, providing much needed local amenities whilst allowing natural surveillance of the surrounding landscaped public realm and new Multi-Use Games Area.

A further 111 bespoke designed homes are located on the Lower Site and are linked to the central community facilities via tree lined avenues. A new contemporary Community Centre is located at the primary gateway into the development providing a valuable local resource for the local residents.

