



## Whiteheads

### Newport

Powell Dobson form part of the consultant team for the Whiteheads Development in Newport, which has secured a resolution to grant planning permission for 529 new homes. Situated at the site of the former Whiteheads steel works in Newport the proposal for the Tirion Group builds on the work done at The Mill in Cardiff, and provides high quality homes with shared open spaces, assisted living units, a two form entry school, and small community retail facilities. The scheme will deliver good quality, well managed, affordable housing to the city, with as many 50% of the homes expected to be available at below-market level rents.

The development fronts on to Mendalgief road with high quality public open spaces, opening the development to the community and improving the physical environment along this significant artery. The three main access routes on Mendalgief Road are defined by open green spaces, these lead to the principle spine that runs through the site. A network of shared surface mews streets feed from

these principal streets, ensuring a legible hierarchy of public streets through the site.

Tirion are a not for profit social enterprise set up through a partnership between the Welsh Government and Principality Building Society. The scheme will be delivered via capital markets funding with no social housing grant, the investment return comes from the rental income, which means the focus of the scheme is quality in the long term. The construction of the new homes will be undertaken by Lovell.

#### facts and figures

<b>Project Title</b>	Whiteheads Newport
<b>Client</b>	Tirion Group / Lovell
<b>Programme</b>	Secured a resolution to grant planning permission Sept 2017