

DESIGN OUR SPACE

Community Planning for Totnes

SOUTHERN AREA - TOTNES EXHIBITION DOSSIER



IN COLLABORATION WITH SOUTH HAMS DISTRICT COUNCIL
JULY 2004

INTRODUCTION

A historic site in a historic town

DOS is delighted to present this Dossier of work exhibited at the public consultation and action planning days, held in the Civic Hall Totnes, June 29 – July 3 2004.

Design Our Space (DOS) is a partnership between the community and South Hams District Council (SHDC) to develop a new plan for the six acre site of the Southern Area, Totnes. Not only is the site the last substantial area for development adjacent to the historic town centre, it is also of historical and archaeological significance in its own right, going back to Saxon times if not before. As a historic site in the centre of a unique and historic town, what happens here is of very great significance to a local and wider community of interests: what is built here will change the face of, and be a remaining legacy to Totnes for many generations to come. This significance is evident in the extraordinary interest, commitment and energy of volunteer support for the work of DOS.

The work of the DOS partnership, which began in mid March 2004, is being undertaken in three phases:

- The three Working Groups research the site and exhibit their findings (mid March - end June).
- Public consultation and community planning days (mid March - July).
- Drawing upon the outcomes of the research, the consultation and community planning days, the architects CMPS Ltd. and Harrison Sutton, together with the community will develop a new concept statement for the site (mid July - end September 2004)

This Exhibition Dossier brings together the first creative fruits of the partnership. It contains summaries and a visual overview of the research done in the three DOS Working Groups on traffic and parking, heritage, open space, ecology and housing. The three groups set themselves the question: *What facts would members of the public need to know in order to make informed choices about how to develop the Southern Area site?* Working together, more than 50 people set out to investigate and present some of these facts. The result is a fascinating and valuable body of information about Totnes and about the site. Unedited it retains the vigour, interest and enthusiasm of those taking part, all of whom gave voluntarily and unstintingly of their time.

We commend the Exhibition Dossier to councillors and their colleagues as completing Phase 1 of DOS's commitment to the Town and District Council and to the Community. Accordingly we will proceed to the next phase.

Introduction

The Site

Heritage:

Historical Photographs
Oral History
Archaeology
Old Stone Walls
History of Leechwells

Open Space:

Open Space in and around Totnes Town Center
Existing Open Space in the Southern Area
Ecology Survey of the Site
Tree Survey
Parent's, Young People's, and Senior resident's Observations with reference to Open Space
Public Art

Car Parking:

Overview and Choices
Parking signs
Vehicle Movement and car parking in Totnes Southern Area
Questionnaire
Finding extra car parking
Analysis of existing spaces and hierarchy

Housing:

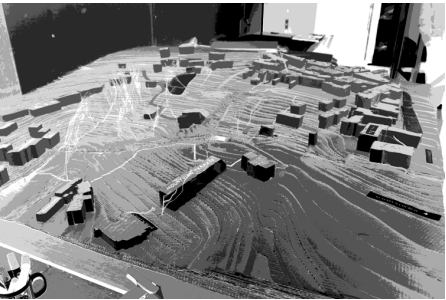
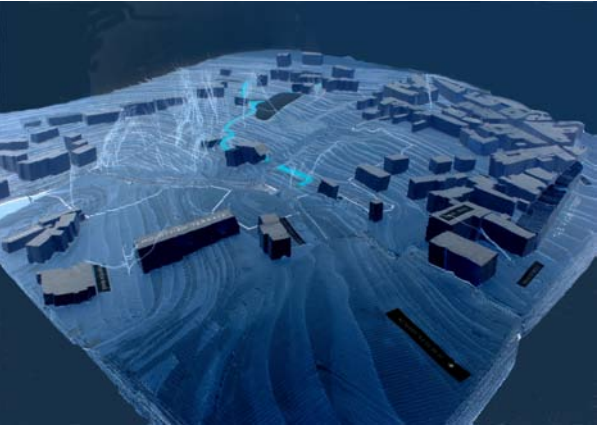
Urban Grain and Density
Architectural and Spatial Aspects of Totnes
Cross Section North to South Building Heights Front and Back
Cross Section West to East Building Heights Front and Back
Affordable Housing
South Hams District Council Housing Policy
Sustainable Housing and Building Options

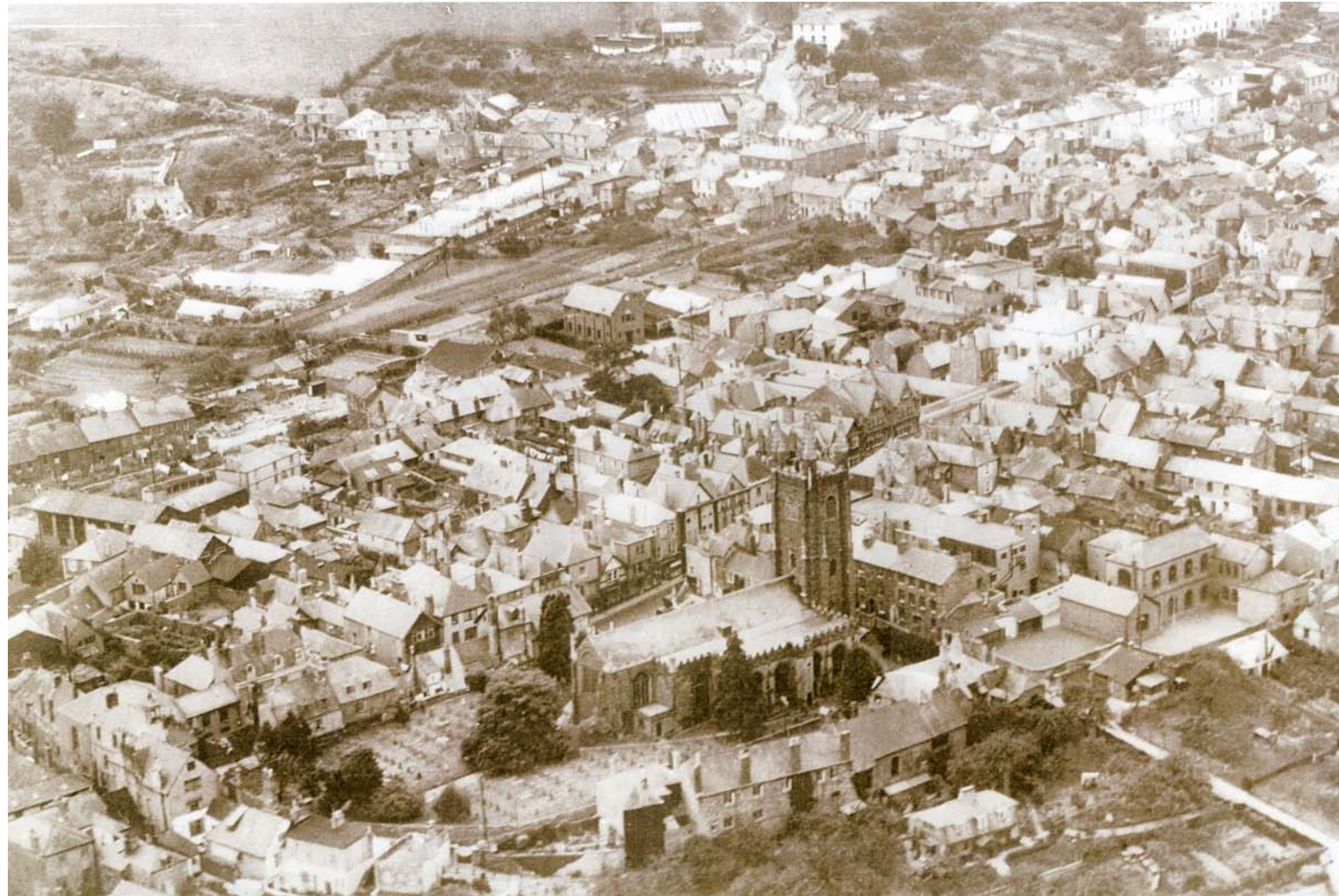
D.O.S. Public Planning Event:

Facilitators Notes
Invitation
Community Planning Action Events



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"We used to play Gods and Devils (in the lane).....we played in the water with our shoes off"
Totnes resident for 84 years.

"On Sunday nights my sister and I devised a game.... There was only gas lights in Totnes....I used to close my eyes and she'd take my arm and twirl me round and then we'd start walking and then she'd say 'where are we now?' and I had to guess where I was...and we used to go all around Maudlin" *Stan Brock, lived in Totnes for 73 years.*

"If you want to find the kids they'd be in the Leechwell"... "A friend of mine bred trout in the medi-aeval pond" *John Endicott, lived in the area for 61 years.*

"I used to run up and down the lane to the baths and used to play around that area....it was the place for courting" *Iris Brock, lived in Totnes for 65 years.*

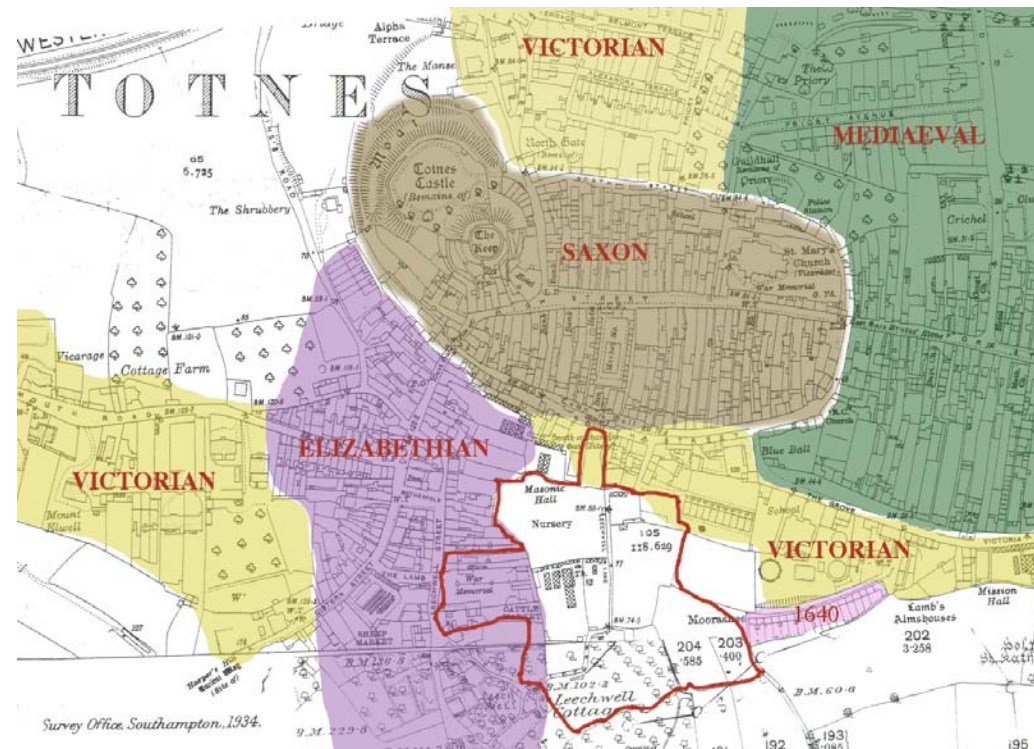
"At the Church School I used to collect the leftovers from the school lunch. They were put in a bucket and taken to the pig owner in Leechwell House. Walking all alone up the Leechwell- it wasn't interrupted by a road then. It would be in the middle of the day- a hot summer's day. The town would be silent and you'd be carrying this smelly bucket of pigswill. And all you knew was that lepers used to walk down there and there was something terrible at the end. I should really 'hate' that place now! *Bob Mann. Local writer and historian.*

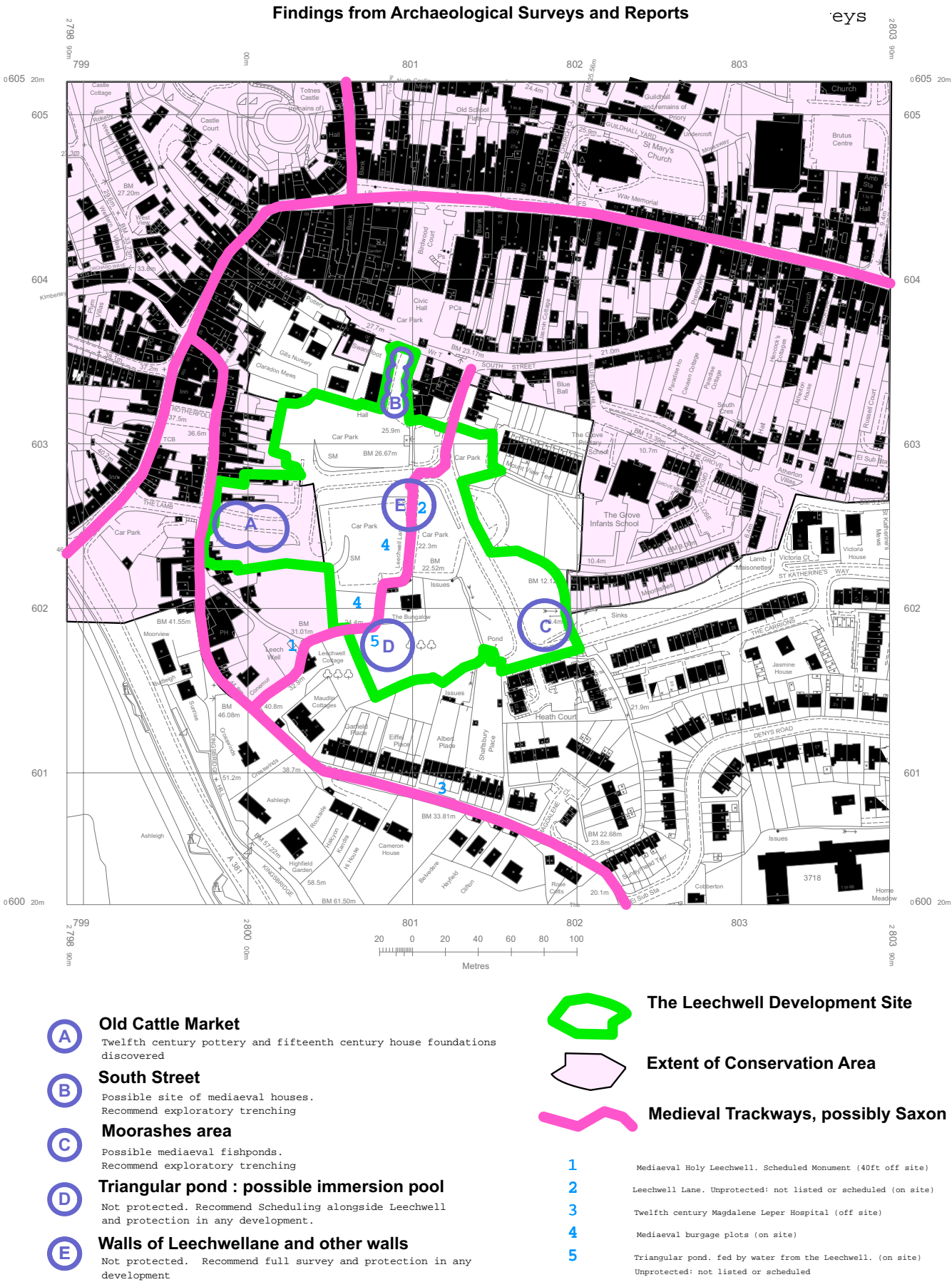
"As a child I lived up in Holme (Dartmoor) and my father brought us into Totnes every week in the horse and trap....When I got married I went to Mr Heath's for my wedding bouquet. I am allergic to chrysanths and I never forget it because he took me round and we chose the white freesias together. The smell was overwhelming". *Resident of local village.*

"The Council came very early in the morning to pull down the walls (of Leechwell Lane) to put the road through. It was around 1980. But in South Street we heard the bulldozers. George Heath was there and we just stood there together crying". *Jacqui Cousins, South Street resident for over 20 years.*

"I came to Totnes 23 years ago....Leechwell Lane was tarmac then, but there were signs of cobbles under the tarmac, small, even brown ones. There was an elderly man who died at the age of 96, Mr Reeve. He lived locally all his life. He used to talk about playing with his hoop and stick down Leechwell Lane as a boy. He said it was cobbled then" *Binnie Underhill, local resident until April 2004.*

"My relatives have always lived in Totnes. There's a story passed down in my family about them going to the Leechwell to wash their eyes- generations ago, maybe in about 1800. It was believed then that the water from one spout was good for eye problems" *Bill Bennett, long- standing resident and local historian.*





THE SAXON TOWN: Totnes is one of the most acclaimed historic market towns in England. There are still remains of its enclosed Saxon burg (possibly 900AD) The early earth and timber walls were replaced in mediaeval times with stone. This Saxon ‘footprint’ has influenced, and remains visible through, medieval, Elizabethan and later accretions to the town centre. THE SOUTHERNAREA SITE has been probably been under cultivation since Saxon times. Lying below the boundary of the ancient burg, experts suggest that Leechwell Lane once followed the long rectangular edges of the Saxon burgage (cultivation) strips. *However, our knowledge of the site remains, in the words of one archaeological survey, ‘largely an archaeological blank’.*

CONSERVATION, LISTING AND SCHEDULING: PROTECTION OF HISTORICAL AND ARCHAEOLOGICAL FEATURES OF THE SITE

- Most of the site (apart from the Old Cattle Market on the Western edge) falls *outside* of the surrounding conservation area.
- The key historic features of the site are the medieval *Leechwell Lane* with its enclosing stone walls, other walls on site and the newly discovered *triangular pond* in the Bungalow Garden. These are not listed, scheduled or protected in any way.
- The *mediaeval Leechwells Holy Well*, just 40 ft. to the West of the site was given Scheduled Monument status in 2002.

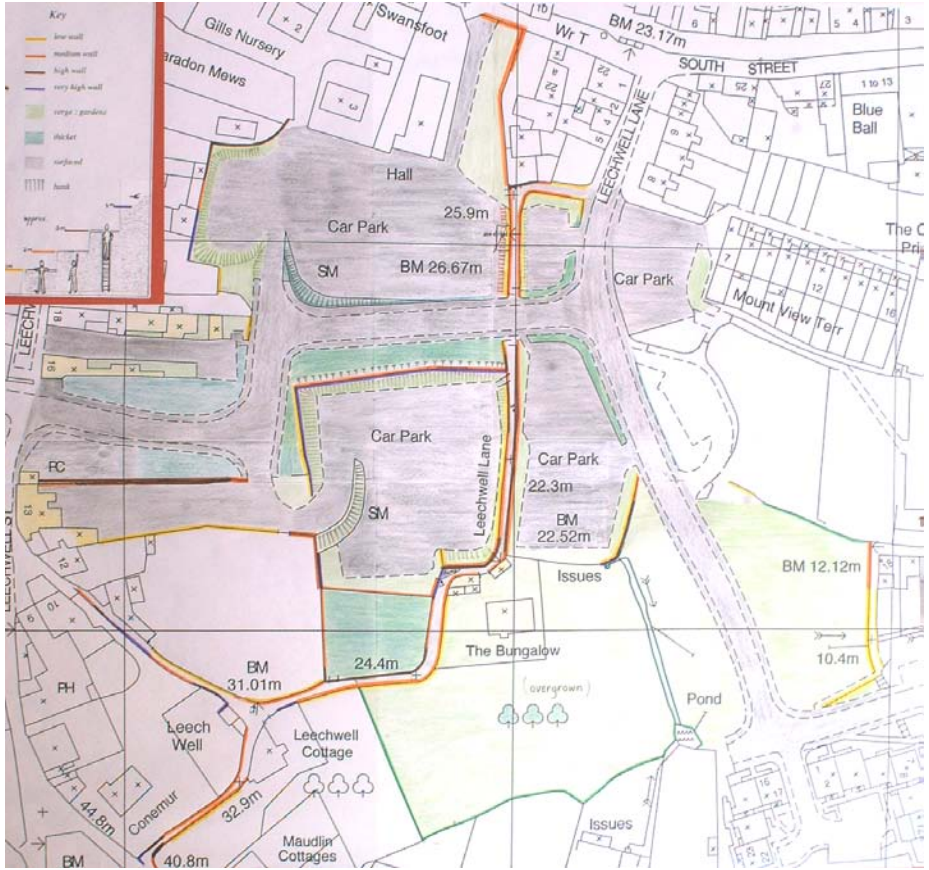
CONDITION OF HISTORIC FEATURES Visual assessment suggests these features are in poor condition- walls have ivy and saplings growing in them. Some are bulging with the weight of backed up earth. The pond is overgrown with Japanese knotweed rooted in the stone edge (reported) its stone culvert is broken. Off site, the Scheduled Leechwells is in danger of losing its water flow as the puddled clay of the containing basin below the well breaks down.

ARCHAEOLOGICAL SURVEYS OR APPRAISALS Three have been done by SHDC, in 1989 (Timms) 1991 (Pye et al) and 2001 (Waterhouse). One has involved (limited) excavation of the site. In addition three independent archaeologists have assessed the triangular pond. Combined recommendations include:

- To reverse usual procedures and ‘put conservation first’ *followed by* a development brief
- The need for a clear architectural ‘break’ to keep the Saxon boundaries of the town distinct from the new development
- The Old Cattle Market, the South Street area and the wet area around Moorashes meadow have been identified as of archaeological interest. Full excavation or exploratory trenching recommended.
- An archaeological survey of the stone walls on site, the Bungalow Garden and the triangular pond
- The triangular pond has been identified by an independent expert as fulfilling several of the categories of the English Heritage Monuments Protection Programme for *immersion baths connected to Holy Wells* (June 1990) His recommendation (currently with English Heritage) is that the pond should be scheduled as “an integral part of the mediaeval ritual site” associated with the Leechwells Holy Well.



1. Within the site, the old stone walls, found notably on either side of Leechwell Lane and bounding nearby enclosures, are a significant feature.
2. There are approximately 800 metres of these stone walls, 340m of which are along that part of the Lane which crosses the site.
3. Nearly all these walls are built of rough hewn, flat pieces of local sedimentary rock, with occasional larger rough blocks. All are set in mortar, the condition of which varies considerably between sections of the walls.
4. The height of the walls has been measured from ground level. As the walls are mainly built on slopes, the ground level is rarely the same on both sides. Over considerable sections it was not possible to find the actual top of the wall because of the vegetation growing out of it.
5. In a few places the walls bulge slightly. Considerable sections serve as retaining walls for the ground behind. In some places the ground reaches near to, or is even level with, the top of the wall.
6. Because of the dense growth of ivy on top of the Leechwell Lane walls it is only possible to measure the thickness of the wall where there have been recent repairs and at the entrance to the car park
7. There is only one public access point through the Leechwell Lane walls, that into the Nursery car-park. Of the rest, three are blocked and four are private.
8. Apart from at the Leechwell itself no walls on site have protection-i.e. been Scheduled or Listed. Approximately half the total length of Leechwell Lane is within the development area.



HISTORY OF THE LEECHWELLS

THE OLD NURSERIES

The car park areas were once thriving flower nurseries and market gardens owned by Mr Heath. One road on site is called Heath's Way, and the Nursery and Heath's car parks were called after him. He was a well-liked local character.

THE LEECHWELL SPRING

The water flowing to the Leechwell comes from a spring on Kingsbridge Hill. Called Leechwill, Lychwylle, Lydelychewille, 'leech' was the word for healer or cure in Saxon times.

The spring has probably been used as healing water since at least 600 A.D. It could have been in use as early as 3000 B.C. It has also been called the Holiewille.

THE LEPER WALK

The stone-walled lane links the town centre to the well, Kingbridge Inn and Maudlin Road. The Leper Hospital once stood in Maudlin Road. A ghost, known as the Grey Lady, is said to haunt the Leechwell. The bends in the lane may have been where it followed the edges of the Saxon burgrave (cultivation) plots.

THE SECRET GARDEN

The Well water runs into a pond and stream in the 'secret' Bungalow Garden. This is a place of untouched beauty and peace, probably as old as the Leechwells. There are many trees in the garden and a wide variety of birds and wild life including bats.

THE HOLY LEECHWELLS

The stone well- structure was probably built around 12-1300 hundred. By 1450 there were named wardens in charge of the well. This tradition has continued to the present day.

The well has three spouts feeding three granite baths. These spouts are traditionally called "Toad", "Long Crippler" and "Snake". They are said to have different uses - for eye and skin complaints, snake bites and lameness.

Wells with three spouts are rare. In Cornwall they are known as "Triple Goddess Wells". The three spouts could equally symbolise the Holy Trinity.

THE LEPER HOSPITAL

Leechwell Lane led to the old Leper Hospital on Maudlin Road. The lane is often called The Leper Walk because some people think it was the route used by lepers to reach the well and the church. Others dispute this.

The Leper Hospital and Chapel where built in about 12-1300 A.D. The word leper or 'lazar' was used for people with a variety of illnesses including leprosy. The Hospital was built and run by the monks from the Priory. It was finally pulled down in 1719.

THE THREE-SIDED POND

In one corner of the garden lies a small triangular pond. It is lined with stone and slate. It has two overflows and steps down into the water. The water is about two feet deep.

The pond is fed with the water from the Leechwells Holy Well. The water once entered the pond by an open stone culvert, not piped under Leechwell Lane, as is does today.

The Southern Area site forms an open link across the valley which divided what were once two separate manors of Totnes. This south-facing slope has probably been in continuous cultivation since the time of Saxon settlement (900AD?) until the early 1980's when George Heath sold his nursery and market garden to the Council.

HISTORIC FEATURES ON AND NEAR THE SITE. Although little archaeological work has been done on the site, its major feature- *Leechwell Lane*- has been recorded since the 13th Century, as has another renowned landmark, The *Leechwells Holy Well* which lies about 40ft to the West of the site. Nearby is the site of the now lost *Leper Hospital* in Maudlin Road. These three clearly have historic connection although there is little written evidence to go by. In addition there is a small *triangular pond* on site, recently identified (by DOS) and now verified as being of considerable archaeological value.

LEECHWELL LANE forms a link between the town centre, the Well, Maudlin Road and the Kingbridge Inn. The pedestrian lane probably followed the path of the old Saxon trackway and is now enclosed along its entire length by stone walls, in places 15ft high. Older residents call it the Leper Walk and there is speculation that it was once called Trinity Lane.

THE HOLY LEECHWELLS. Just off-site, the stone well could have been built around 13-14th Century. By 1450 there were two named wardens in charge of the well. The well has three spouts feeding three granite baths. They are called *Toad*, *Long Crippler* and *Snake*. The water is long believed to have healing properties - early spellings of 'Leechwell' suggest it has Saxon origins. It may be no accident that today Totnes is a nationally and internationally renowned centre for complementary medicine and alternative healing arts.

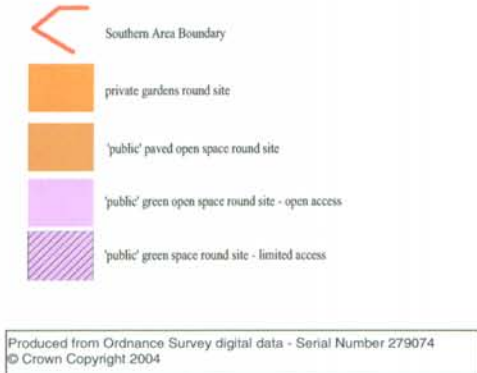
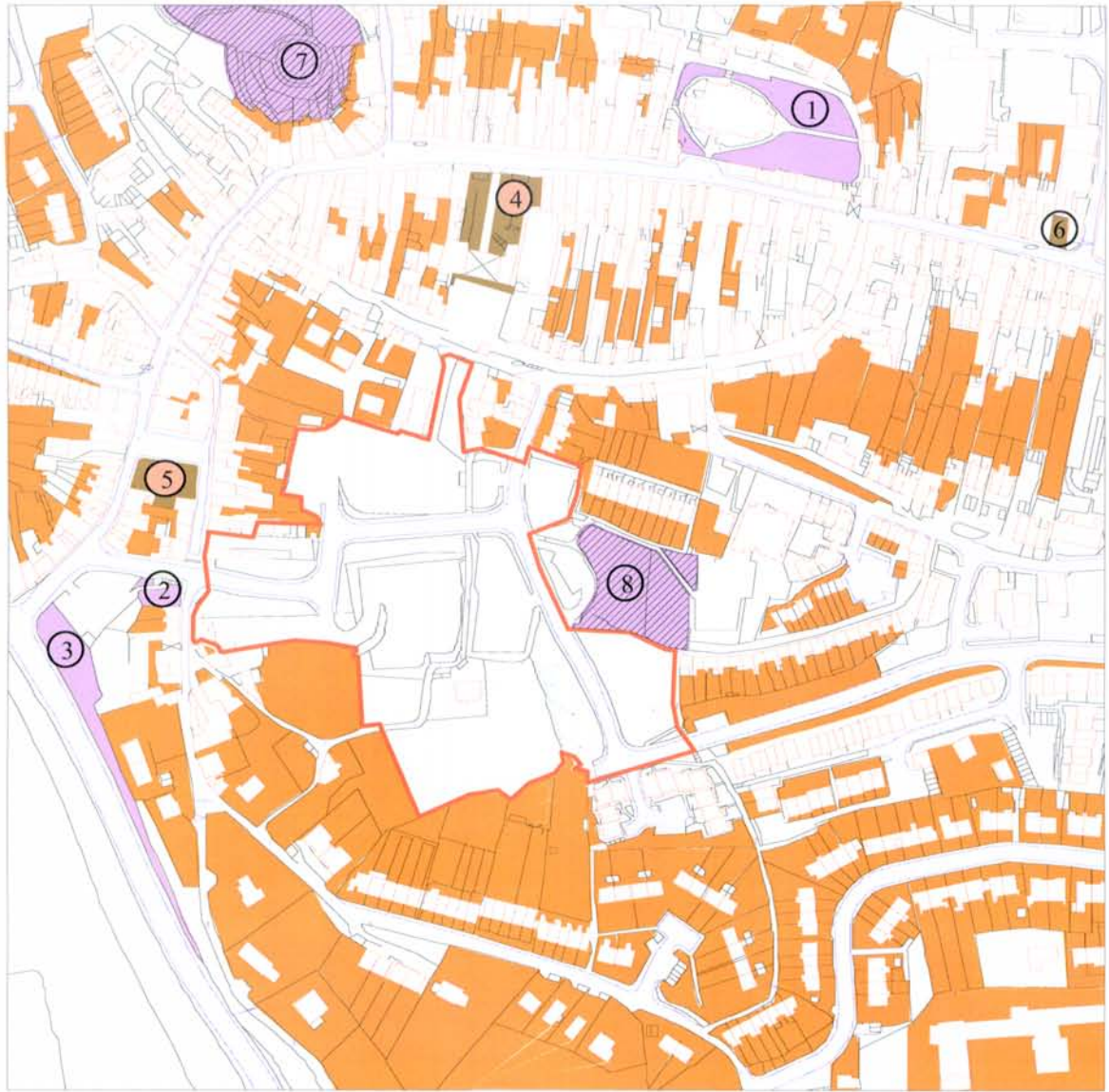
THE TRIANGULAR POND. In The Bungalow Garden lies a neat, three-sided pond, lined with stone and slate. It has steps into the water, which is about two feet deep. The pond is fed by the water from the Leechwells Holy Well. It may have been built as a mediaeval immersion healing pool, possibly for use by inmates of the Leper Hospital. Independent experts have recommended that the pond be Scheduled alongside the Leechwells Holy Well.

THE LEPER HOSPITAL. Leechwell Lane led to the old Leper Hospital on Maudlin Road (C13-14). It was built and run by the monks from the Priory, and finally pulled down in 1719.

THE OLD NURSERIES. The car parks were once nurseries and market gardens owned by Mr Gill and Mr Heath, commemorated in the road name Heath's Way and the Nursery and Heath's Car Parks.

ORAL HISTORY The Leechwells is a significant area to many local people. For older people, it was a favoured place for children to play. People walked and courted in Leechwell Lane. The nursery was a busy place of work. Pigs, geese and chickens were kept in surrounding fields. Before St Katherines Way, there was open farmland and meadows beyond Moorashes. Although poorly sign-posted, the well has wider renown. Its water is still used, and younger people enact new rituals there. Many, visitors and residents alike, young and old, express a strong attraction to the peace, sense of history and the 'magic and the mystery' of the Leechwells, and wish to protect and enhance these aspects in any new development.

Distribution of Open Space in the Town Centre
and around the Southern Area Site



Public green open space in Town Centre

1. The Churchyard - largest green open space in the centre
 2. The Lamb - very small grassed garden
 3. Western Bypass - narrow strip of grass right on edge of road
- Nearest public green open spaces - about 500 metres and 10-15 minutes walk from town centre - are Vire Island and Borough Park

Public paved open space in Town Centre

4. Birdwood Square - has one dying tree
5. Rotherfold Square - some small trees
6. Blind Garden in Fore Street - 1-2 tall shady trees

Restricted access, green open space

7. The Castle Grounds/Meadow (English Heritage - entrance fee)
8. The Grove School Playing Field (accessible out of school hours)

Private Gardens are very small in the historic centre reflecting the tightly packed houses of the old Saxon town. Larger private gardens were more common in the 19th and 20th Centuries, as in Maudlin Road. Together these form a substantial green space, possibly larger than the 6 acres of the Southern Area site itself.

DOS surveys have followed methods recommended in Government planning guidelines PPG17. These suggest that assessment of local need is set by reviewing first the scope of open space and then by assessing the quality of that space. In terms of scope and quality of open space our research has found:

- There is little open green space of any kind within easy reach of Totnes town centre. Totnes town centre appears to fall well below English Nature Guidelines that every home should be within 300m of an accessible natural green space of at least 5 hectares.
- Open spaces that do exist lack views, grass and trees. They are often in poor condition and fouled by dogs. There is also a significant absence of gardens, plants, seats and pleasant landscaping in the town centre for residents and visitors. One of the major accessible green spaces in the town centre is St Mary's churchyard.
- Due to the historic development of Totnes town centre, gardens are often small or nonexistent. About one third of parents and senior citizens interviewed had no or tiny gardens. Thus public open space may be seen as of particular importance for both these groups.
- While Borough Park- one of the largest green space in Totnes- provides an important leisure function for adults and teenagers, there is a significant lack of play areas for younger children. Parents considered most existing open space unsuitable for small children.
- The nearest green areas and play spaces are at least 15min walk from the centre of town. Many senior citizens and parents with young children have constraints on mobility and say this is too far to walk to easily or regularly. We found that over 1/3 of parents reached play areas by car.
- Ironically, two of the largest areas of green open space in the town centre - around the Castle and the Grove School - are restricted access.
- The Southern Area site offers one of the few remaining possibilities for new open space in the town centre. The largest area of open green space on site is the Bungalow Garden and Post Mediaeval garden (approx. 1.3 acres)

FACT: over one third of parents and senior citizens surveyed (living in town centre) had no or very small gardens

FACT: Government recognises that access to open space contributes to our health and wellbeing. Creative play spaces are essential in developing children's sociability and conceptual skills. Today high numbers of children are physically inactive and become obese.

FEATURES	Access	Seating	Safe for small Children	Ball Games	Picnicing	Condition	Walking Time from Civic Hall minutes	Suitable for Teenagers	Area
SITES									sq m
1/ Civic/Market Square	good used market days	6 + 2 round	central car lane one road edge	no	yes	pavers in curves raised beds	0	yes	750
2/ South Street Green	good	no	no too dirty	no	no too dirty	grass and dog mess needs dog mess bin	3	no	390
3/ St. Mary's Churchyard	good	2 and walls	yes	no	no	grass and paving flower & shrub beds	5	no	2738
4/ Guildhall Yard	good	3	yes	no	yes	grey victorian paving and large pebbles	6	yes	210
5/ The Blind Garden	good	3	with supervision	no	no	tarmac and trees v.shaded shub beds	8	yes	62
6/ Lamb Garden	up 12 steps	1 brick	yes railings	no	yes	paving flower & shrub beds	10	yes	220
7/ Castle Entrance Garden	good slight slope	2	yes	no	yes	paving flower & shrub beds	5	yes	117
8/ Rotherfold Square	good	2	with supervision three road edges	no	yes	paved small trees	8	yes	450
9/ Moorashes Greens	OK low barrier	no	water two road edges	limited	yes	sloping grass & stream needs dog mess bin	9	no	2751
10/ Bank Lane	good	2	road at one end	no	yes	paving and brick	11	yes	51
11/ The Plains	good	10	among roads	no	yes	mainly paving & trees	13	yes	1050
12/ Castle Hill Bottom	good	1	road on one side	no	yes	grass	15	yes	120
13/ Vire Island	one 7 m ramp down steep hill	16	with supervision edges to water	no	yes	grass trees shrubs metalled paths	16	yes	9664
14/ Borough Park	five entrances at bottom of hill	3	yes well fenced	yes	yes few seats	grass flower& shrub beds	20	yes	44200
15/ Colwell Wood	up steep hill	3	yes	no	yes	rough grass muddy	17	yes	12760
							v.	23-Jun-04	

1/ PURPOSE:

The most successful existing spaces are those which fulfil a purpose. Therefore the open spaces in the Southern Area development should be planned thoughtfully with a purpose in mind.

2/ MULTI-USE:

Multi-use of spaces should be a primary goal. Single use spaces within an area of restricted space availability is a luxury that is hard to justify. Roads and pavements are examples of multi-use open space.

3/ OMISSIONS:

Totnes lacks some desirable open space features. These are:
A childrens play area near the centre.
An adequate number of flowers and flowering trees.
Tree- lined roads
Public art
A civic water feature

4/ MAINTENANCE:

The existing spaces that are inadequately maintained are less used; an example is the Lamb Garden. Budgeting for maintenance must be part of the plan for any extra open space. Incorporating durable surfaces and features reduces maintenance.

5/ COLOUR:

Totnes already has some good open spaces but they often lack colour. This could be remedied by the use of more flowers, lighter or brighter painted surfaces and shrubs with coloured foliage.

6/ ATTRACTIVENESS:




Attractive design draws in users and helps effectiveness. Dull design discourages users and maintenance and leads to misuse, litter and other problems. This effect can be seen in some of the existing spaces.

7/ ALLOCATION of SPACE:

There are currently 15 significant open spaces within 20 minutes walk of the Civic/Market Square (Colwell Wood is a country space and Borough Park are both just outside the urban area considered). The remainder of the 15 spaces comprise an existing area of almost 17,600 square metres equivalent to 4.35 acres. The urban area which contains them is 468,000 square metres or 115.64 acres. So existing open spaces occupy 3.76% of the urban area chosen.

Distribution of Green Open Space on the Southern Area Site



 Southern Area Boundary	Public green open space on the Southern Area site
	1. Moorashes Paddock - an area of semi-wild long grass and trees bounded by roads with a boggy area beside the Leechwell water course.
	2. South Street - a small strip known locally as Pooh Corner
 'public' green space on site - open access	Restricted public access, green open space on site
	3. The Bungalow Garden - a sloping apple orchard with trees. The garden belongs to SHDC and has rarely been seen by the public. The small triangular pond, fed by water from the Leechwell, lies on the northern edge by the wall of Leechwell Lane.
 'public' green space on site - limited access	4. Post-mediaeval Garden - owned by DCC and leased to SHDC. This garden is currently inaccessible - covered in dense bramble and scrub.
Produced from Ordnance Survey digital data Serial No 279074 - © Crown copyright.2004	
Other small patches of green space include deep verges to the car parks and areas planted with shrubs and small trees by SHDC in the 1980's.	



The following is a DOS summary of the main findings of an ecological assessment commissioned by SHDC in May-June 2004, undertaken to inform the proposed re-development of the Totnes Southern Area. The assessment comprised a data search conducted by the Devon Biodiversity Records Centre together with a Phase I Habitat Survey undertaken by consultants from Devon Wildlife Enterprises. Further surveys are ongoing. **The survey found no rare or protected species on the Southern Area site.**

Location: Component of a wider network of large gardens. Features of interest include the Bungalow Garden, central car park verges, some stone walls and wetland area. Historical records contain a number of rare and notable species recorded along the River Dart corridor and surrounding countryside.

Trees: The majority of trees on the site are non-natives, however a number of mature apple trees can be found on the site which support a range of bryophytes and lichens. Typical border plantings are comprised of non-native shrubs that may provide some cover and nesting opportunities for birds.

Scrub: Small areas of bramble scrub occur on the site. These can be valuable for foraging and nesting fauna. Car parks are bordered by grass dominated verges providing a habitat for foraging insects, birds and reptiles.

Walls: A number of stone walls intersect the site and can provide valuable foraging and nesting areas.

Ponds: 3 ponds were recorded on the site and are heavily silted and overgrown. One pond within the Bungalow garden remains open.

Plants: 116 species of common flora were identified on the site. A Devon Notable 1 species, grey sedge, was recorded in the central car park and is uncommon in Devon.

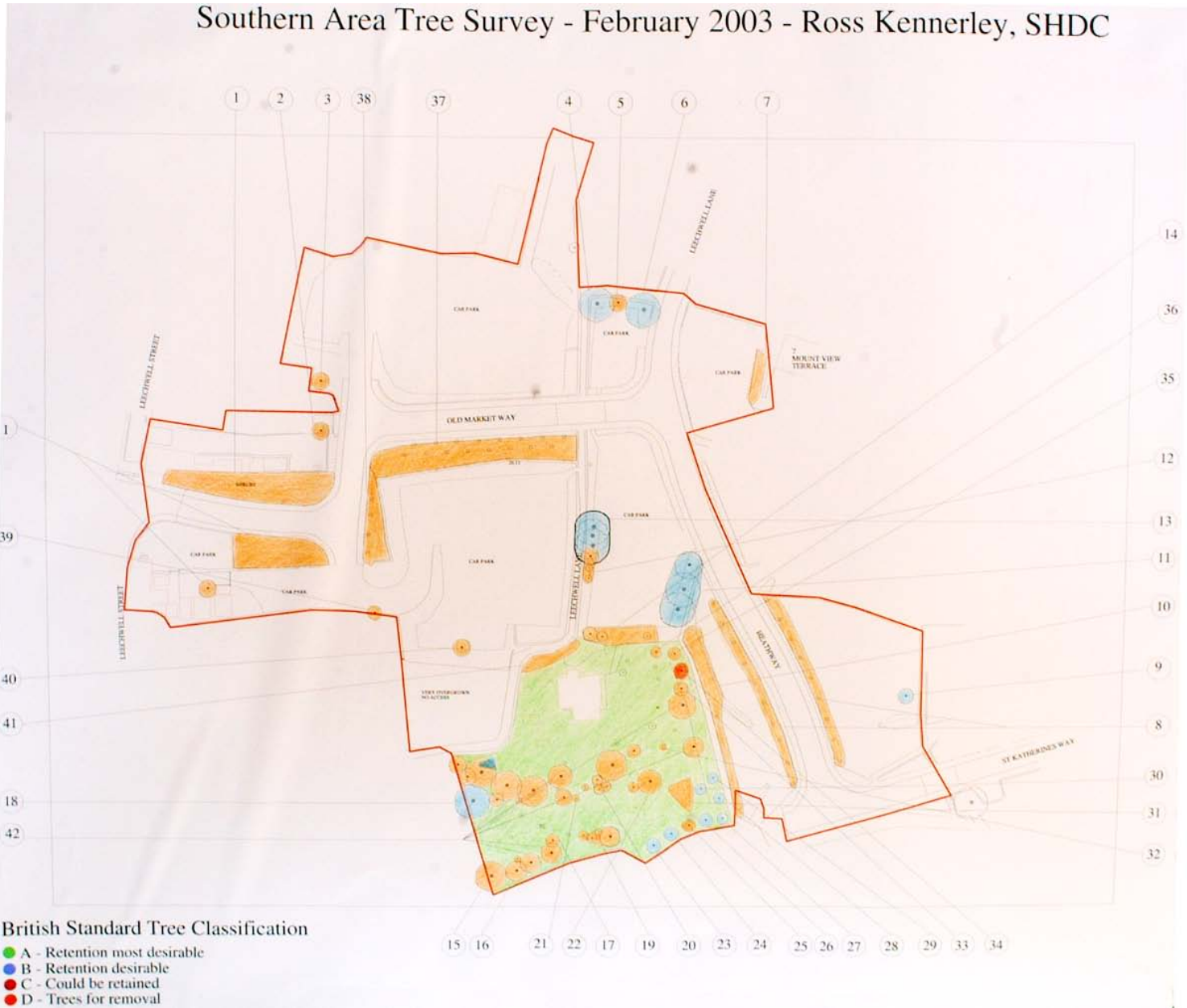
Mammals: Signs of commonplace mammals were noted e.g. grey squirrel and fox A single badger hole was recorded from the bungalow garden. This site is undoubtedly used by wildlife in conjunction with the support network of large gardens close by.

Bats: Pipistrelle bats have been recorded foraging in the evening around the bungalow garden. Buildings to be affected by the development will require a roost survey.

Slow Worms: Contains a breeding population of slow worms. These are legally protected they will have to be translocated to a suitable location prior to start of works.

Birds: A range of birds uses the site in conjunction with the surrounding gardens. Breeding species include wren, robin, whitethroat and song thrush, the latter being a Bird of Conservation Concern (declined by more than 50% in the last 25 years).

Recommendations: Some common habitats will be lost by development of the site but there will also be opportunities for net conservation gain through a combination of retaining and improving existing features of value and creating new. Features such as green roofs, wildflower meadows and scrub belts should be considered. **A full report on the additional survey work will be available by the end of July**



- 1) 25 different types of trees on site
 - 2) 125 trees ranging in height from 2 metres spindly to 20 metres substantial.
 - 3) British Standard Tree rating system used to classify trees A – D. B class trees are mostly on the boundary of the Southern Area.
 - 4) Any building has to consider proximity of trees.
 - 5) Scarcity of trees in central Totnes. Approximately 50% of the trees are in the Bungalow Garden
 - 6) Aesthetic importance of trees in landscape: linking green hills with town: enhancing car parks.
- Environmental consideration: sound baffle, air pollution clean up, sustaining birds and other wild life.



No.	BS Class	Species
1 (N)	C	North side of road (left side as go uphill). Silver Birch, Dogwood, ? Sweet Briar, Field Maple, Spindle (Euonymous), Willow.
1 (S)		South side of road, birch at top by car park loos, birch at bottom by road, willow, under storey of shrubs.
2	C	Elder
3	C	Willow
4	B	Common/False Acacia or Black Locust
5	C	Prunus, ? Cherry
6	B	False Acacia
7	C	Beech, 2 ? Quickthorn, Oak
8 (E)	C	9 Spanish Plane at 6 yds + Field Maple
8 (W)	C	10 Spanish Planes at 6 yds
9	B	Ash
10	C	Willow & Elm species
11	B	3 Ash
12	C	3 Sorbus (Mountain Ash family) at 3 yds apart
13	B	3 False Acacias at 2 yds apart, located 2 yds below the acacias.
14	C	2 Sorbus at west side of access to bungalow

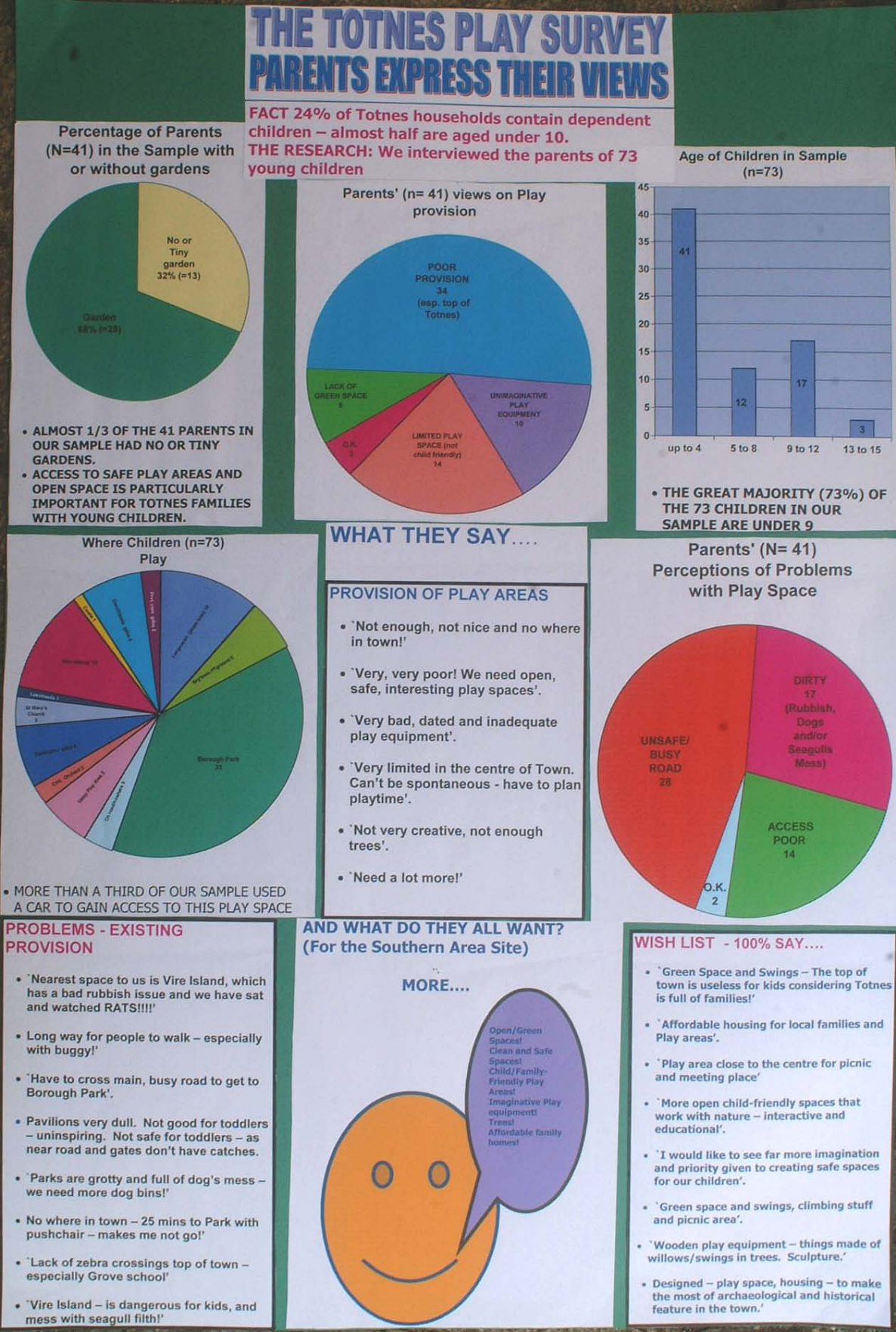
No.	BS Class	Species
15	C	Sycamore
16	C	Lime
17	C	Chamaecyparis sp. (Evergreen Conifer)
18	B	Eucalyptus
18B		Willow Not on SHDC list
19	C	3 Eucalyptus
20	C	3 Silver Birch
21	C	Acer species
22	C	Acer species
23	B	Beech
24	B	Ash
25	C	Oak
26	B	Sweet Chestnut
27	B	Sycamore, Acer species
28	B	Sweet Chestnut
29	B	Oak
30	B	Ash
31	C	30 overgrown Christmas Trees
32	C	Acer species

No.	BS Class	Species
33	C	Beech
34	D	Acer species (? Norway Maple)
35	C	? Sweet Chestnut & Not Willow (Salix)
36	C	Sycamore
37	C	16 Spanish Plane, 12 Silver Birch, Field Maple
38	C	4 Spanish Plane at 5 yd spacing with small clump of Laurel at north end
39	C	Willow
40	C	Ash
41	C	Chamaecyparis (Evergreen Conifer)
42	C	12 ? Apple Trees (Malus) ? pyrus (Pear)

BS Class definitions

A	Retention most desirable
B	Retention desirable
C	Could be retained
D	Trees for removal

As at 17 June, 2004



FACT Almost a quarter (24%) of Totnes households contain dependant children – just under half the children are under 10.

THE RESEARCH: WE INTERVIEWED THE PARENTS (N-41) OF 73 YOUNG CHILDREN LIVING IN TOTNES. WE LEARNT THAT:

- A third have no or tiny gardens
- 38% had to drive to play spaces
- Accessible child- friendly play areas are a particular concern

PARENTS' VIEWS ABOUT PLAY SPACE IN TOTNES.

PROVISION

- Not enough Especially top of town
- Not child-friendly
- Lack of Green space

PROBLEMS WITH EXISTING PLAY SPACE

- Poor access
- Dirty
- Dangerous
- Unimaginative play

THEIR HOPES FOR THE SITE:

- Open / Green Spaces!
- Clean and safe
- Spaces!
- Child / Family-Friendly
- Play Areas
- Imaginative Play
- Equipment!
- Trees
- Affordable family homes.

THEIR WISHES FOR THE SITE



seats in the sun
seats with a view
a place to meet
gardens
flowers



FACT: SENIOR CITIZENS (65+) REPRESENT ALMOST A QUARTER (21%) OF THE TOTNES POPULATION

THE RESEARCH: WE INTERVIEWED 19 SENIOR CITIZENS AND LEARNT THAT

- Σ Many found walking difficult and/or had no gardens!
- Σ Access to open space is of particular importance for older people

THEIR WISHES FOR THE SITE

WHAT DO THEY WANT?

- Seats in the sun
- Seats with a view
- A place to meet

Gardens and flowers

THEY WANTED TO KEEP
the magic and mystery of area
leechwell lane
the heritage
the walls



WHAT DO THEY WANT TO KEEP?

- The magic and mystery of the area
- Leechwell lane
- The heritage
- The walls

AND.....

- Trees
- Green space
- Wildlife area

WHAT ELSE WOULD THEY LIKE?

- A library
- A band stand

WHAT ARE THEIR CONCERNS?

- Keep it simple
- Not costly to maintain



South Hams Council, alongside many other councils, has a policy that can require any development to include a Percent for Art agreement. If this is required of this development then a small percentage of the capital cost will be spent on public art.

We hope this display will show what public art can be and explain what benefits can be gained. If artwork is integrated right from the beginning then the development can benefit from the wholeness of design and efficient use of the money.

It decreases vandalism and encourages a caring approach.

Features don't have to be from a catalogue to be affordable.

Art can enhance an existing feature though already wonderful in itself.

Art can be used to make a statement about the site or the community and give distinctive character.

Local artists can be used to reflect local aspects in designs and the money stays in town to aid the local economy safeguarding jobs and skills.



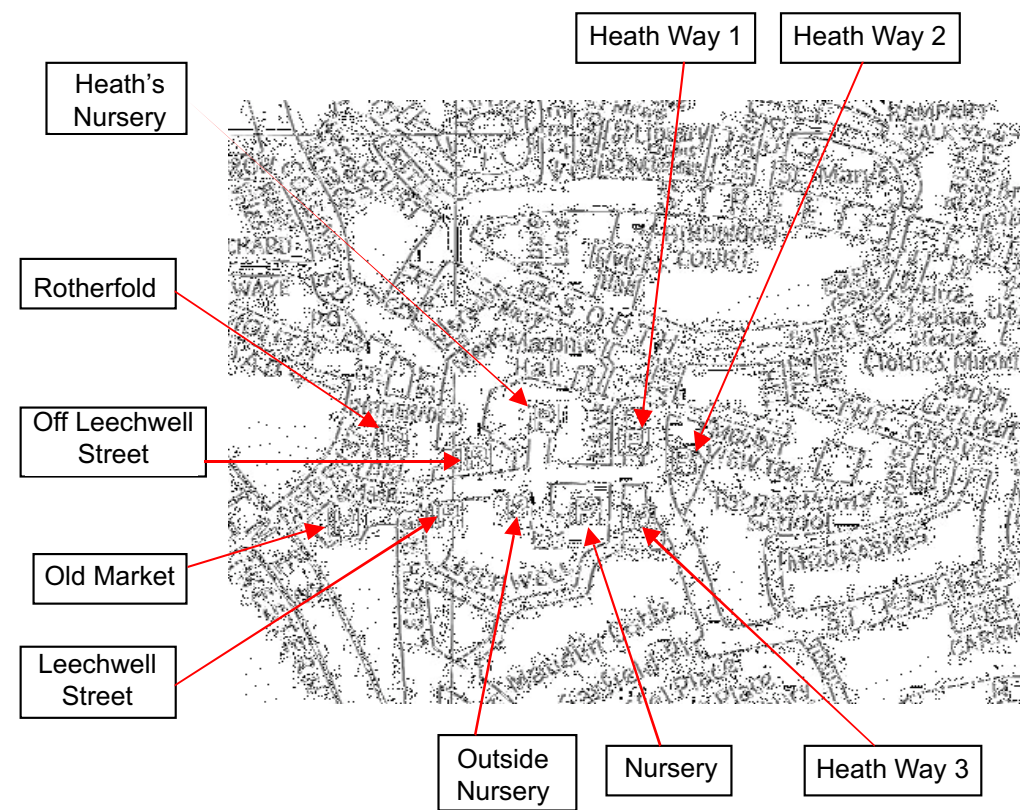
Overview

This document contains a summary of the factual information gathered and collated by the Traffic and Parking Working Group, including:

- A summary of facts and choices
- Details of how the space is currently used
- Details of the costs (both financial and spacewise) of car parking
- Ideas about where extra spaces could be found
- Some notes on the ‘urban form’ aspects of Totnes’ roads and car parks

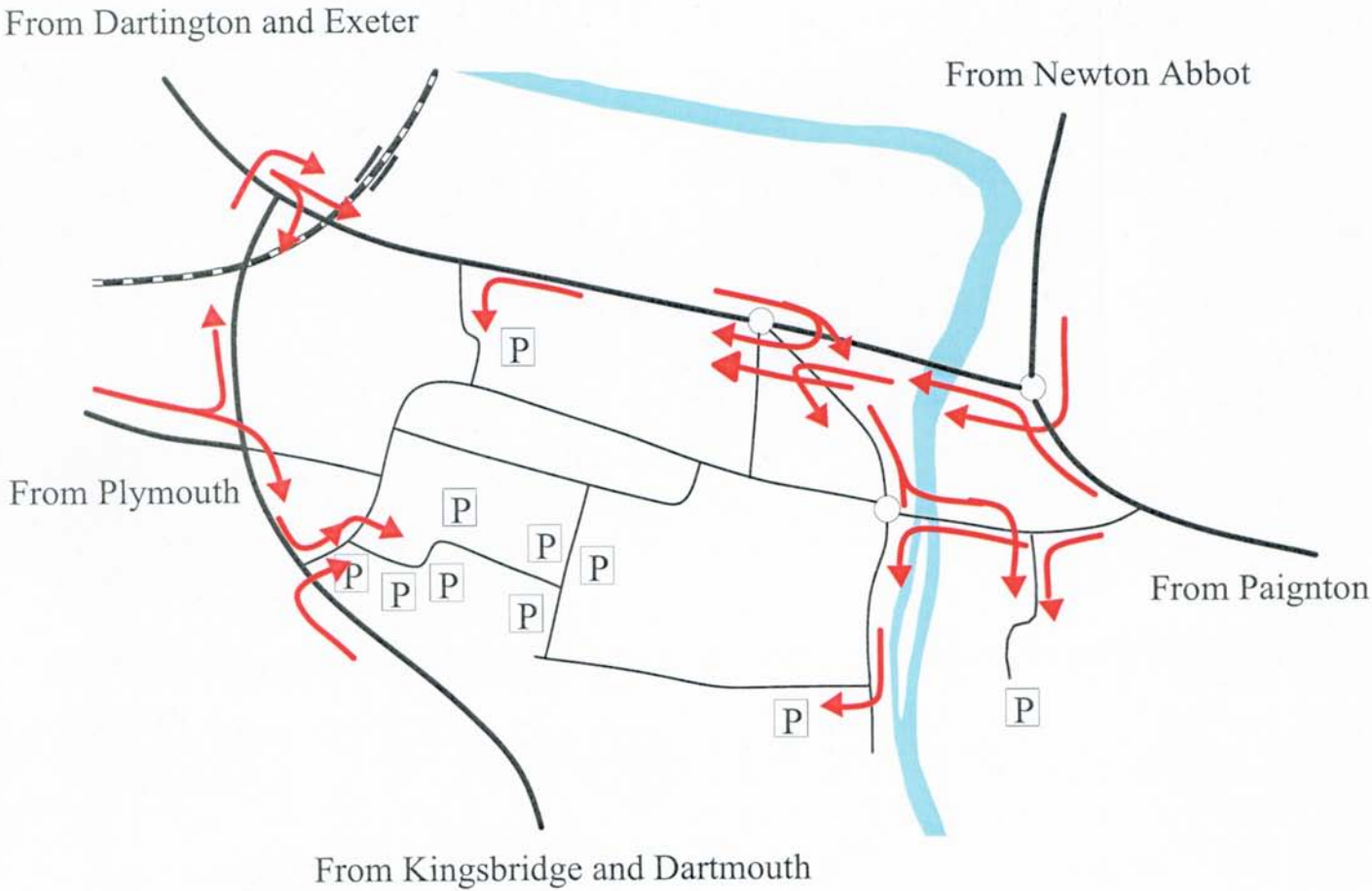
Summary Facts and Choices

- Totnes roads are safe; in 5 years there have been no fatalities and only 2 accidents involving serious injuries – one in Safeways Car Park.
- Apart from Station Road and its junctions and Ashburton Road to the Cider Press, there is adequate capacity road capacity for most of most days.
- Roadside parking is almost saturated – cars introduced by the proposed Southern Area develop ment will create difficult problems.
- Parking capacity in/near the Town Centre is saturated on Fridays and Saturdays even in April.
- Car park users in the Southern Area mainly live well beyond the Town boundary.
- Maintaining the current car park capacity is judged to be essential for the Town’s prosperity.
- It might be possible to shoe-horn 80 or so new car park places into locations close to the Southern Area.
- Additional capacity could be provided by ‘half-decking’ one or more of the existing steeply sloping existing car parks – possibly creating 50 or so places.
- Additional off-centre car park spaces could be created at Pavilions and Victoria Street car parks by steel-framed single storey structures on pad or piled foundations
- New car parks can cost roughly £3000/place for single storey and £12000/place for multi-storey car parks respectively. The latter attract crime and vandalism and are expensive to maintain.
- Allow at least 20m²/place for single storey and 25m²/place for multi-storey car parks.
- New bus services might reduce demand for car parks, though such services often require subsidy



Car Park	Type	Parking Spaces
Heath Way (1)	Seasons Only	10
Heath Way (2)	Long Term	20
Heath Way (3)	Long Term	44
Nursery	Long Term	73
Outside Nursery	Long Term	9
Leechwell Street	Long Term	10
Old Market	Long Term	28
Rotherfold	Short Term	7
Off Leechwell Street	Seasons Only	9
Heath’s Nursery	Short Term	88

Parking Signs on approaches to Totnes



The red arrows show how motorists are directed to parking spaces when approaching Totnes.

Traffic and Parking Working Group
Design Our Space
April/May 2004

As can be seen from the large chart, for most visitors the signs lead them to car parks in a reasonable way. There is a deliberate attempt to dissuade traffic coming from Paignton entering Totnes via the old Totnes Bridge - there is no sign pointing to car parks at the bottom of Bridgetown Hill. There are however two problems with the current signage.

Problem 1 - Finding the North Street Car Park

The North Street Car Park is problematic. Coming from Dartmouth or Dartington, traffic heading for Totnes Castle is unable to turn right into Castle Street. Instead it has to proceed down Station Road to the roundabout and then return back up Station Road. There is little signage to help motorists do this. Of course, the fact that **visitors** cannot find North Street makes it easier for **local users** to park there!

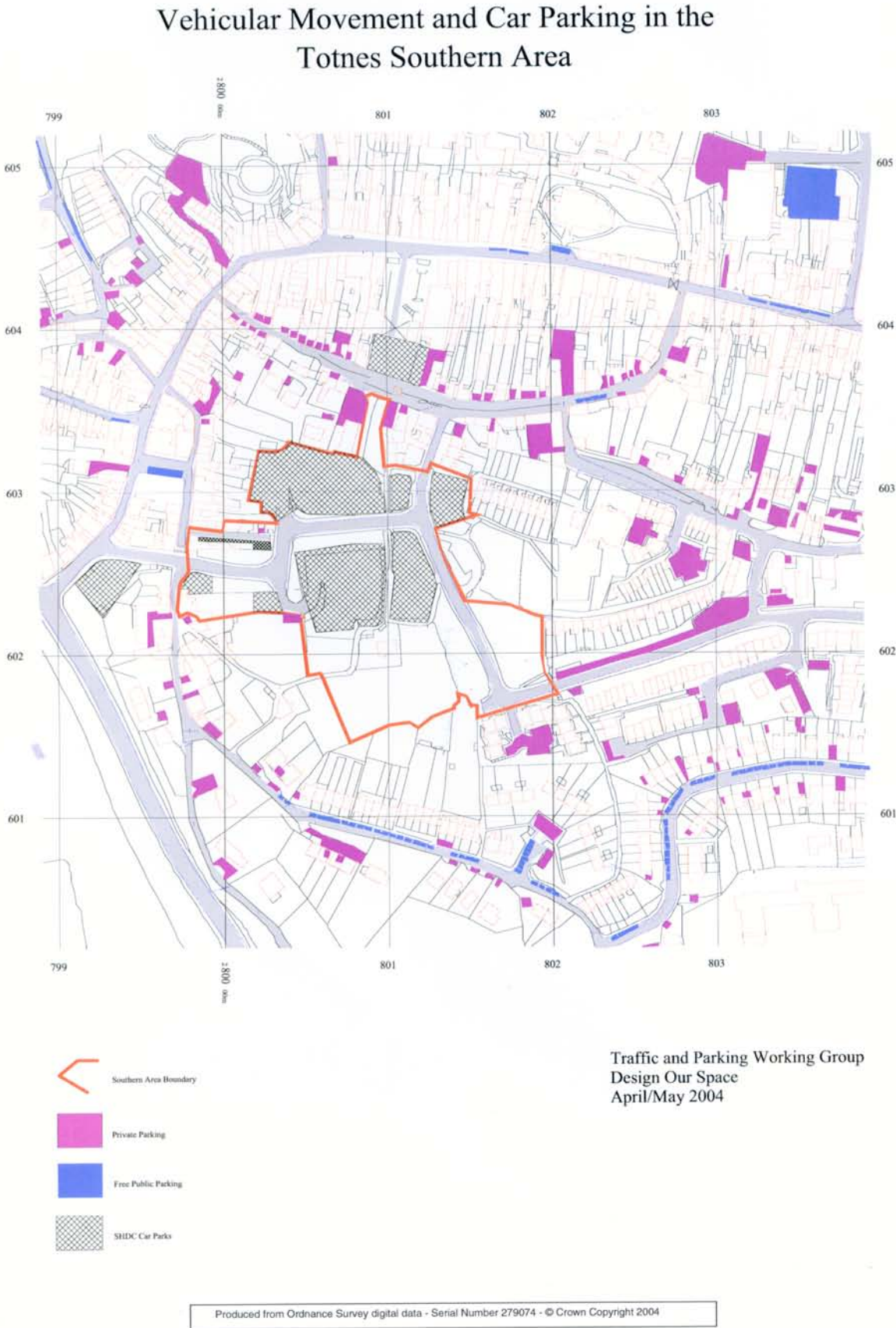
Problem 2 - Finding the Nursery Car Park

Once motorists are on the Southern Area Access Road there is little to help them find available spaces when the car parks are getting full. The Nursery Car Park in particular tends to be less used because:

- 1. It is impossible to see into it beforehand, so motorists have no idea if it is full or not
- 2. As the picture below shows, the main sign at the key junction encourages them to turn left (it says "All Routes"). The **only** indication of the need to **turn right** to get into the Nursery Car Park is the arrowhead border around the words "73 Spaces".



We believe it is planned to put 'active' signs (dynamically updated to indicate if the car parks are full) on the approach roads to Totnes in the near future.



Vehicular Movement

Most streets in central Totnes, although they are two-way, are barely wide enough for cars to pass each other. as a result, there is little **on-street** parking, which is largely restricted to two areas:

- 1. to the North-West of the castle (Collings Road and environs)
- 2. in the extreme south (Maudlin Road and environs)

Much of the **off-street** parking in central Totnes is hidden from view, eother in private courtyards or in garages that form part of the ground floor of the house.

Pavements for pedestrians are often quite narrow, on one side of the street only, or even non existant. This pushes vehicles and pedestrians into close proximity, if not conflict, and there are **very few** pedestrian crossings to alleviate this (just two, ignoring those on the main A Roads). Despite this, **the road safety record of Totnes is extremely good**. Over the 5 years from 1999-2004 there have been no fatal accidents and only two involving serious injury (one of which occured in Safeway's Car Park) Totnes has a few disabled spaces in some of the car parks. There are also some spaces reserved for motorcycles. There are currently no cycle paths and hardly any racks for cycles in the town.

The Southern Area Access Road, opened in 1992, has a very different character from the other streets of Totnes. It is much wider, has no buildings on either side for most of its length and despite its name acts more like a bypass or distributor road, particularly during rush hours. The conventional bus services linking the town with nearby towns and cities such as Newton Abbot, Ivybridge, Dartmouth, Paignton, avoid the town centre. There is a community bus ("**Bob the Bus**") which runs up Fore Street and provides links to Follaton House, Bridgetown and, on Fridays, to Stoke Gabriel.

Car Park Questionnaire Results

We questioned people parking in the Southern Area Car Parks over the period 1st - 7th May 2004. More than 300 people were questioned, approximately 50% of these on Friday 7th May, a market day, and the rest on weekdays (none were questioned over the weekend).

Each was asked how long they had stayed or planned to stay, where they came from and how they spent their time in Totnes (shopping, etc.). In addition the number of occupants in each car was recorded.

Here are some key statistics from the survey (the raw data is available from David Mitchell).

Average Length of stay:	110 mins 33% stayed for an hour or less
Average Occupants/Vehicle:	1.80 40% had only one occupant Over 70% came to Totnes to shop or to visit the market.

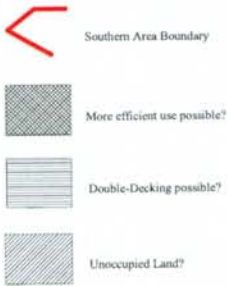
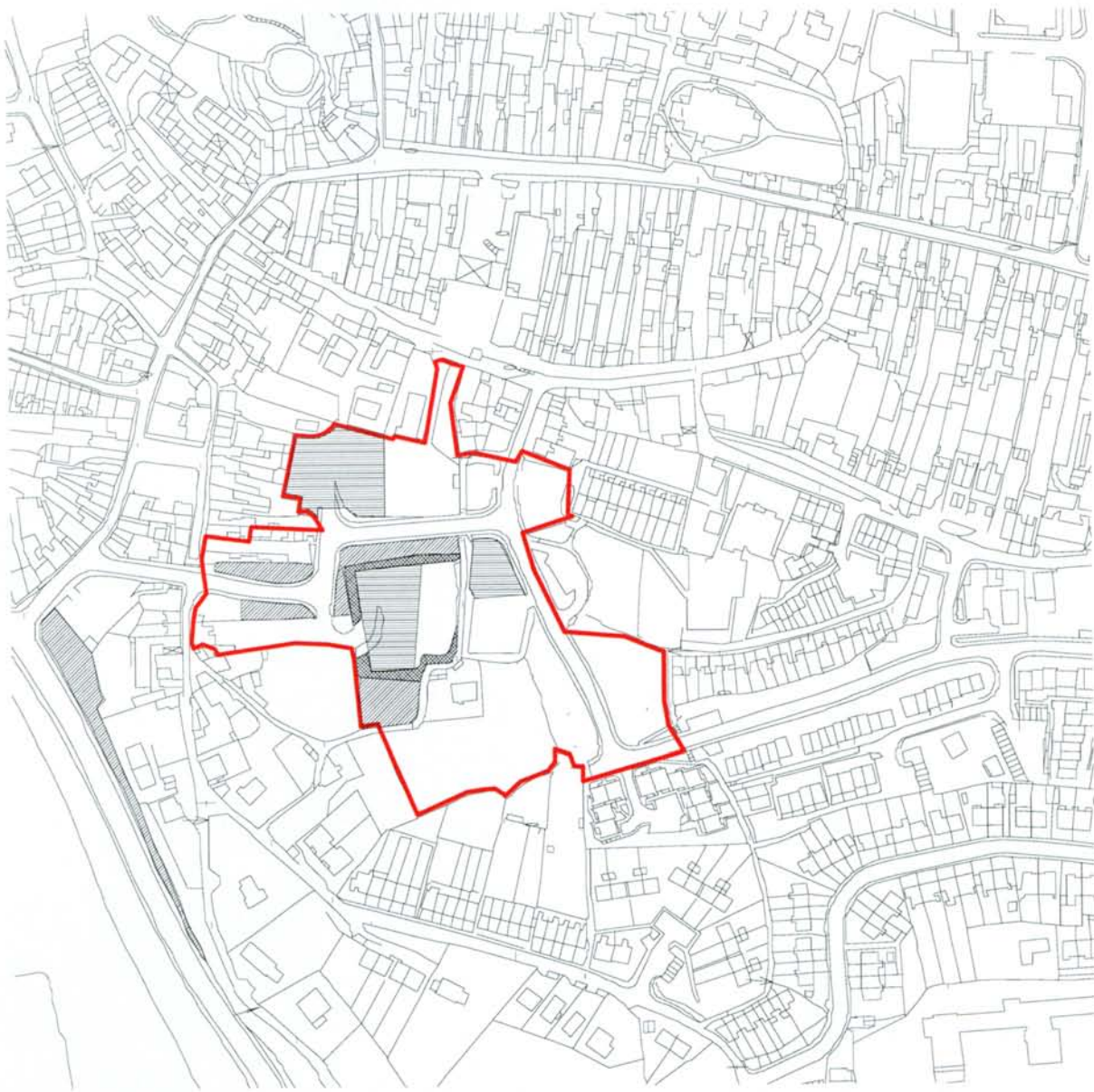
A significant number (15%) gave Tourism as the primary reason for their visit. Many people were combining a visit to the market or shopping with lunch in Totnes. The numbers coming to work or visit friends was very small.

In terms of origin, here's how the numbers break down:

Devon	52%
Surrounding Villages	25%
Outside the county	12%
Local (Totnes/Bridgetown)	11%

¹ These figures probably include the cost of the land and of clearing it.

Finding Extra Parking Space



If the Southern Area is to provide land for housing and public open space, there will be less room for car parking. We have looked at various ways of providing additional space for car parking:

- by using existing space more efficiently
- by using 'unoccupied land' that is possibly unsuitable for housing or public open space
- by 'double-decking' parts of existing car parks

Traffic and Parking Working Group
Design Our Space
June 2004

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If the Southern Area is to provide land for housing and public open space, there will be less room for car parking. We have looked at various ways of providing additional space for car parking:

1. By using existing space more efficiently
2. By 'double-decking' parts of existing car parks
3. By using 'unoccupied land' that is possibly unsuitable for housing or public open space

Using Existing Space More Efficiently Possibly 12 extra spaces. 

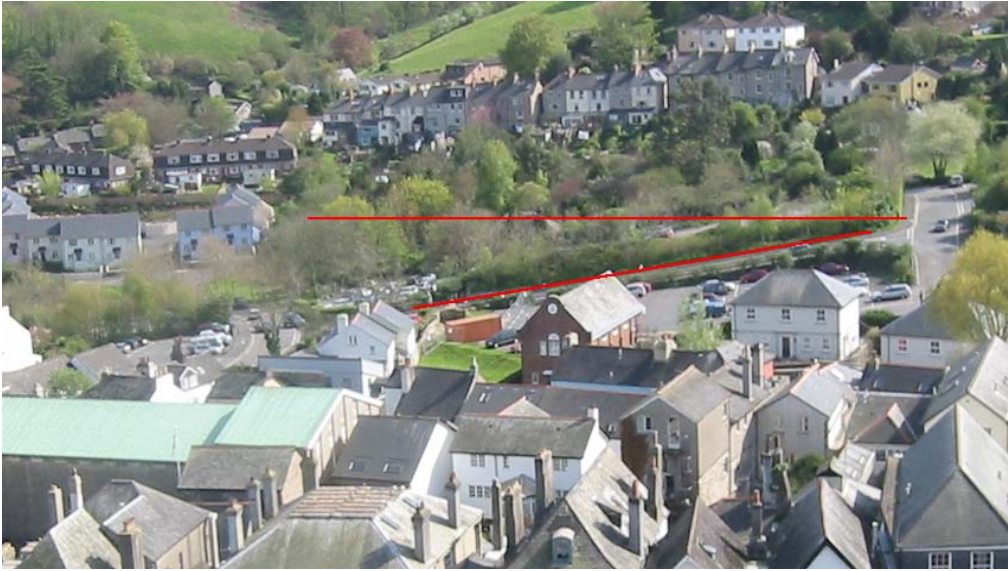
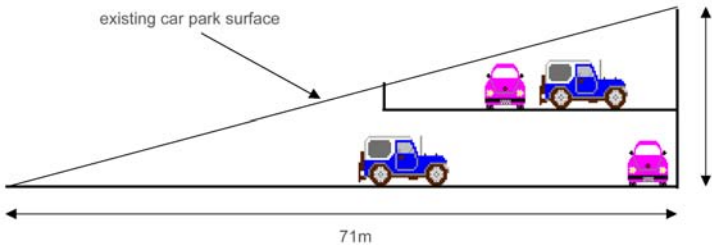
We believe some extra spaces could be made by more efficient use of the existing car parks.

'Double-Decking' Possibly 60 extra spaces. 

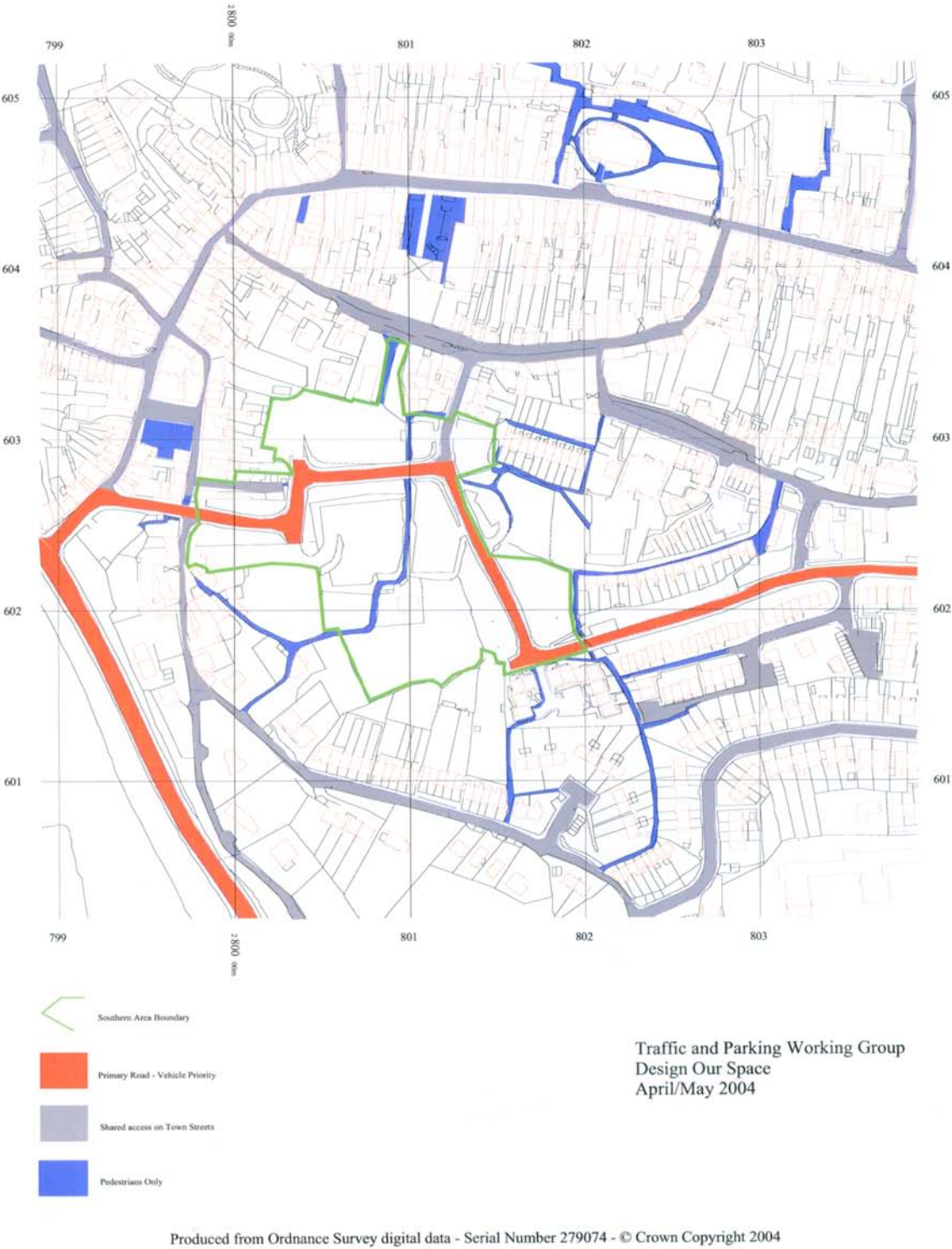
While there was strong opposition to the idea of a Multi-Storey Car Park, it would be possible to deck over parts of the three biggest Southern Area Car Parks to provide extra space without too much visual impact. The 2002 Concept Statement used this idea in the Nursery Car Park. The areas shaded on the map show where we believe this would be possible.

'Unoccupied Land' Possibly 70 extra spaces. 

The areas shaded on the map are currently 'empty'. Note that the piece of land adjacent to the Western Bypass belongs to Devon County Council rather than SHDC.



The Road Hierarchy of the Totnes Southern Area



Within **Totnes** generally there are about **840** parking spaces, in the following areas:

Area	Spaces
Steamer Quay and Longmarsh	190
Pavilions and Leat-Side	140
Victoria Street (The Plains)	130
North Street	57
Old Market, Rotherfold, Civic Hall	60
Southern Area	265

The **265** car park spaces within the boundary of the **Southern Area** are split as follows

Type	Spaces
Season Ticket holders only	20
Short Term	88
Long Term	157

Car Park Utilisation

Our parking census looked at the occupancy of the car parks over the period 1st – 7th May 2004. It revealed that, as expected, the car parks are busiest on market days. However several of the **smaller car parks** are almost **full every day**. The Nursery Car Park has the lowest utilisation – probably due to poor sign-posting and lack of visibility.

Car Park Building Costs

A normal open parking space costs £2000 to £4000 to create on level ground while multi-storey car park spaces cost anywhere from £8000 to £15,000 to build.¹ SHDC and Savilles estimated the cost of providing the 239 spaces in the November 2003 Plan as £839,000. They used £1800 per ground floor space and £6300 for each multi-storey space.

Car Park Income

SHDC received approximately £165,000 gross income from the Southern Area car parks in 2003/4. After costs the council made around £80,000 profit. This does not include income from season ticket holders. Heath's Nursery generates the bulk of the income (though much less than the Victoria Street car park down on the Plains). The Nursery Car Park has the lowest income per place (which fits with the utilisation figures our census produced – see questionnaire results).

Car Parking and the Urban Grain

While cars compete with pedestrians in the narrow streets of Totnes, the latter also have access to a network of footpaths and walkways that link various parts of the town. Foremost among these are the ancient walled footpaths linking Maudlin Road and Leechwell Street with the Market Square, but there are others at least as old branching off the High Street and The Grove. Coupled with the low volume of traffic in the side streets these footpaths provide a high degree of permeability and give the town a much less crowded feel.

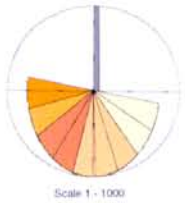
The Southern Area Access Road which cuts through the southern area is the most obvious barrier to this permeability. The point where it bisects the Leechwell Lane footpath is a particular obstacle for those who have parked in the Nursery Car Park and wish to visit the Market.

The topography of the southern area, coupled with the fact that so much of it is open space, provides many opportunities for fine views of the town and the surrounding hills, though these are spoilt to some extent by the unkempt appearance of the car parks.

At present 54% of the area (3.1 acres) is given over to cars (parking and roads). The car parks themselves occupy 38% (2.2 acres) of the space. Parking bays are typically 2.4m by 4.8m and the aisles are 6m wide. An optimal design, with no space for 'greenery', would require about 75% of the space currently occupied by the Southern Area car parks. About 31% of the area (1.8 acres) is 'green' space at present, though most of it is not currently open to the public.

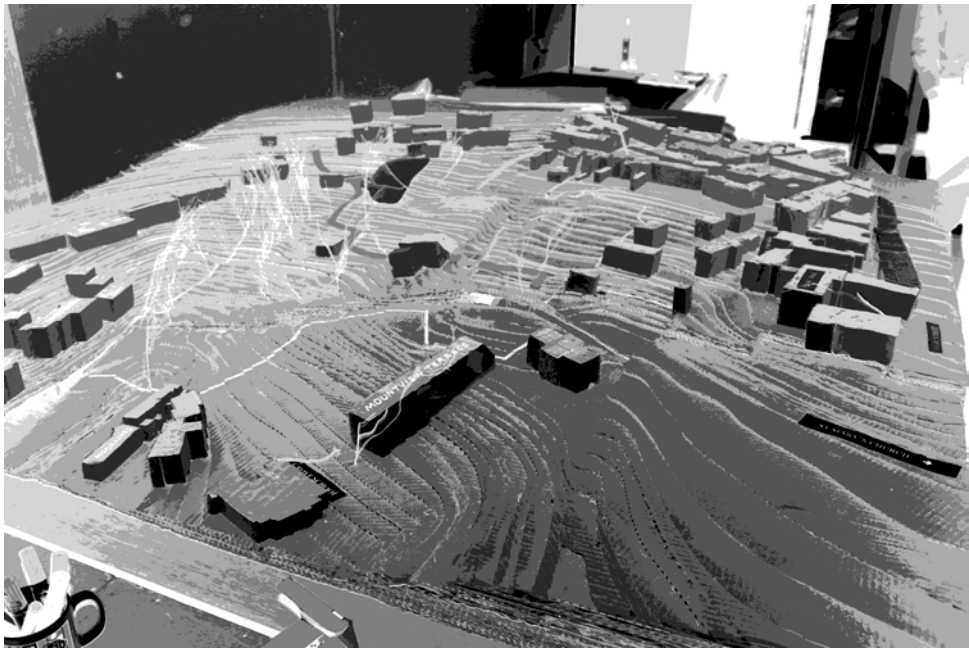


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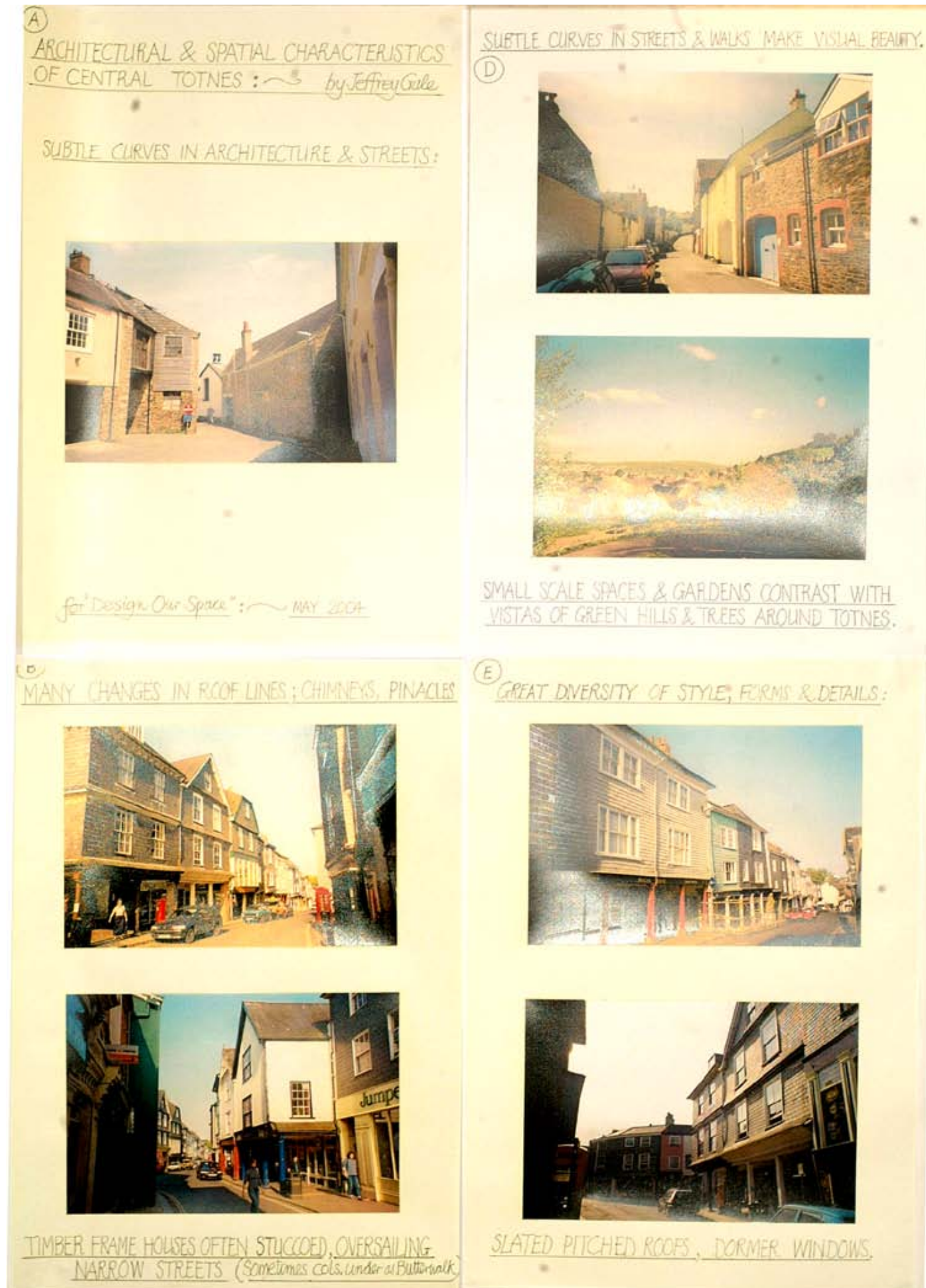


Totnes now - Urban Form Study

This is a physical study of the area surrounding the Southern Area. An intimate awareness of the context and style of the area around the site will enable us to create a development of a design that best suits the historic nature of Totnes



	AREA IN ACRES
Total Site	5.8
Car Parks	2.2
Roads	0.9
Bungalow Garden	1.2
Moorashes Paddock	0.4
Other 'Green Space'	0.2
Other (footpaths, buildings etc)	0.8





At the highest point of the site there is a mix of two, two and a half, and three storey houses.



Mount View Terrace. Two storey buildings many with loft conversions. There is a current review of which is the front and which is the back of these properties. The formal front gardens are south facing and are being adopted as private spaces, where the late evening sun can be enjoyed. The back door is now where post is delivered and guests welcomed.





The adaptation of buildings built on Saxon burgage plots, has today left us a number of ornate decorated Victorian facades over much earlier oak timber frame buildings. Along the High Street the ground floors are utilized as long narrow shops, restaurants and bars. The first second and third floors are used as living accommodation either accessed from the High street or from South Street beyond.



South Street and Leechwell Lane.



Tall three storey houses, many with additional converted attic space, over look the development site from Maudlin Road.

Here are some of the usual options:

Rent on the open market – the majority of people who don't own their own home pay rents of between £650-750 monthly for a 3 bedroom house.

Rent from a Registered Social Landlord – Rents are from £300-350 monthly for a 3 bedroom house. The number of people currently on SHDC's housing list is more than 1300. Preference is usually given to families with children when properties with more than one bedroom become available.

Live in a shared house – quite a few people do this too, mainly singles, but not just students or young people. Rents are cheaper, but you have to share a kitchen and bathroom in most places.

Live with parents – lots of people do – singles and families, in this area – when they don't have any other choice.

Live in a caravan, mobile home, van – it's an option, not necessarily a lifestyle choice.

Some other options

Shared ownership – pay part mortgage, part rent. SHDC see this as one possible way to deliver affordable homes to local people – see separate info.

Self build for rent or to buy – put in some 'sweat equity' and save some of the labour costs on your home – see separate displays and info.

Cohousing – be part of, and help design your own neighbourhood - live in your own home and share some communal facilities – see separate displays and info.



Self builder



Hedgehog self build, Brighton



Cohousing, Denmark

South Hams District Council's Definition of Affordable Housing.

Housing that will be available to people who cannot afford to rent or buy houses generally available on the open market because of the relationship between housing costs and incomes.

Those in housing need are defined as -

Households lacking their own housing or living in housing which is inadequate or unsuitable, who are unlikely to be able to meet their need in the housing market without some assistance.

Types of Affordable Housing.

- **Affordable housing for rent.** Commonly referred to as social housing, will normally be provided by Registered Social Landlords (RSLs).
- **Affordable housing for sale.** Will normally be in partnership with a RSL to ensure the property remains affordable in the longer term. This can include:
 - **Shared Ownership.** 25%; 50%; 75% shares with the shared owner paying an affordable rent on the remainder.
 - **Key Worker Housing.**
 - **Do-It-Yourself-Shared-Ownership.** Enables purchasers to purchase housing on shared ownership terms.
 - **Shared Equity.** Where a minimum of 10% Equity is retained by the developer, through a trust or a RSL. A condition is imposed that restricts the sale to a person who has lived or worked in the locality for at least three years.
 - **Low Cost Market Housing.** At a price affordable to local people unable to obtain housing in the open market. Restricted for sale to local people in the same way as above.
 - **Discounted Private Rented Housing.** At or below Housing Benefit local reference rent levels.



The Supplementary Planning Guidance which takes effect from May 2004 ensures that on development sites of 15 or more dwellings 50% of the housing is to be affordable housing. The affordable housing quota will become even higher once policies in the Local Development Framework is finalised in 2006. The new Local Plan contains a requirement for 66% affordable housing in any new development. Special rules ensure that low cost housing will be used to meet local needs.

The Council advises that affordable housing on sites should be seamlessly integrated with and indistinguishable, as far as possible, from neighbouring open market private housing to ensure mixed communities. The affordable housing provision should be spread across the whole development site.

The Council's preferred method of delivery would be for the transfer of land to a RSL at a price significantly discounted to reflect the difference between the open market value of the land and the value of the land for affordable housing (5.24)



AFFORDABILITY



The local housing market

Average house prices in the TQ9 area (Totnes and surrounding rural parishes) have now risen to £262,166 (taken from Land Registry figures for 7 May this year) while the average wage in the South Hams is under £20,000 a year.

That means that the average house price is over 13 times the average yearly income.

Most mortgage lenders will allow you 3 – 3½ times your annual wage – so with no deposit you'd need at least £75,000 a year.

Of course these are just averages – at the cheaper end of the market it's possible to find a 3 bedroom house in Totnes for £169,000 which you might be able to afford if you are a working couple with a joint income of about £56,000 – the monthly repayments you'd have to find would be at least £1,000 and you'd need some savings to put down as a deposit...

Is this you? 80% of households nationally have a yearly income of less than £60,000 – and wages in the South Hams are lower than average. How do first time buyers and renters find somewhere to live?

Some relevant points from

Supplementary Planning Guidance on Affordable Housing.

South Hams District Council. May 2004.

'There are very particular housing needs which exist in South Hams many of which stem from the fact that house prices in South Hams are generally well above the national average'.

The South Hams has been identified as 'a very unaffordable hotspot with mean house prices more than eight times mean household incomes.


As well as newly arising need for affordable housing, there is a backlog of need resulting from a shortfall in provision of affordable housing over the last 25 years (see ORS 'Modelling Housing Needs in South Hams' 2000 and 'South Hams Housing Needs Study Information Update' 2002).

Type of Housing Need	Number of Households
BACKLOG OF EXISTING NEED	160
Plus	
NEWLY ARISING NEED.	404
Minus	
SUPPLY OF AFFORDABLE HOUSING	234
Equals	
ANUAL NET SHORTFALL OF AFFORDABLE UNITS	330

The ORS Housing Needs Survey calculated that of the 330 affordable units needed each year across South Hams, half should be social rented housing and the other half shared ownership/equity housing and low cost market housing.

The ORS report concluded:

Housing at a price people can normally afford is a national problem but is particularly acute in South Hams due to low average earnings and relatively high house prices. In many areas the situation is exacerbated by wealthier in-migrants.



SHDC Key Targets and Milestones

- 33% of new homes should be provided by social landlords at affordable rents.
- A further 33 % of new homes should be available at affordable prices in the private sector, for example as private rented, shared ownership housing or open market discounted housing for sale.
- A minimum of 75% of social housing lettings should go to people with a strong local connection subject to need.



Housing Capital and Revenue Programme

Although the Council has agreed to fund 386 new homes since stock transfer in 1999, the actual number of new homes that have been completed during that period is disappointing with approximately 50% of that number actually built.

The Council's target is to improve the completion rate of new social housing schemes in the District so that at least 75% are completed within 18 months of funding being agreed.

Homelessness.

Homelessness in the South Hams is a growing problem. Over the last four years the number of households accepted as statutorily homeless and accommodated has risen steadily.

Elderly People

The elderly population in the South Hams is above the county average and is projected to increase in the future.

- The number of elderly people in the District set to rise from 21,000 in 2001 to 28,600 in 2016 – an increase of 33%

With the advances in health care older people are also living longer but there will also be a corresponding increase in the number of frailer older people in the community.

In order to address these issues Housing Associations are being encouraged to develop Extra Care sheltered schemes which are built upon the following philosophy:-

- 33% of residents will be active and require very limited support
- 33% of residents will require a considerable amount of support and will become frailer
- 33% of residents will be frail and will require 24 hour support and would have been admitted to residential or nursing homes.



Vulnerable Young People

The Homelessness Act 2002 extends the priority needs categories to homeless 16 and 17 year olds and it will be important to ensure that appropriate housing is available to meet this need.

Totnes Housing Needs. Data from South Hams District Council April 2004.

There are 600 Housing Association homes in Totnes.
In 2001 there were 48 allocations.
In the last 9 months of 2003, one 2 bedroom house and three 3 bedroom houses became available.

There are currently 479 households seeking housing in Totnes. Of these, 299 (62%) currently live in Totnes or surrounding villages. These figures are increasing every month.

Some relevant points from -
South Hams District Council Housing Strategy 2002-2007.

South Hams District Council's 'highest corporate priority' is 'to secure a supply of housing for local people at affordable levels'

SHDC identify Four Key Priorities:

1. Meeting housing needs in partnership with the Housing Corporation, housing associations and developers.
2. Meeting the needs of homeless people.
3. Meeting the needs of older people.
4. Meeting the housing needs of vulnerable young people.

Key local housing issues and challenges

- The local plan proposes the development of 7,330 dwellings for the South Hams in the period 2001-2011. Having taken account of existing commitments there has been a need to allocate land to secure 4,450 dwellings.



- **Average annual income in South Hams is around £17,000**

(southhams.gov.uk/community/SouthHamCommunityStrategy.pdf).

- **Average house prices in Totnes in the first quarter of 2004 were £233,000**

(www.proviser.com).

House prices have risen most steeply in the lowest quartile.
In 1998 average price in lowest quartile was £42.9k.
In 2002 it had increased to £82.2K - an increase of 92%



- **9% of total housing stock in South Hams is controlled by Registered Social Landlords.**

- **12% of housing in South Hams is second homes.**

Over 1300 households are on the Council's Housing Register and this number is steadily rising with nearly 100 new applications being received each month.

The numbers of homeless households is also growing - at present there are 60 households in temporary accommodation and 25 households in bed & breakfast. There is an annual shortfall of around 150 new homes required to meet priority local needs.

Supply of housing has declined in recent years as the overall stock is reduced and new building programmes are delayed

Until the revised Local Plan is adopted in 2006 at the earliest, availability of housing land will remain restricted

RAISING A
TIMBER FRAME**Why Self Build?**

The average cost of building a new home can be divided as 40% Labour, 60% materials. Forming a group of people to work together to build their own homes can dramatically cut these labour costs.

Self Build**The Walter Segal Self Build Trust.**

The Segal Method for Self Build is a simple, economical and environmentally friendly building model. The use of timber frame construction enables people of all ages, genders and abilities to build together, even when they have no previous building experience. The method is especially suitable for sites that are steeply sloping or with poor quality ground conditions. Segal method houses are very energy efficient - projected heating bills of £50 per year for a three-bedroom house.

SOPHISTICATED
DESIGN

THE WALTER SEGAL TRUST
OFFERS ADVICE ON ALL ASPECTS OF SELF-BUILD,
INCLUDING - GROUP BUILDING & TRAINING
FINANCE AND FUNDING MODELS
BUILDING METHODS & TECHNICAL ISSUES

Example

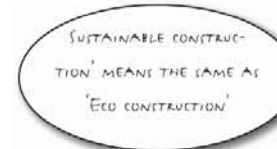
Diggers - A Self Build for rent of nine properties in Brighton. Members of the group were involved in design, planning and construction of the homes. The project demonstrates that high standards of ecological housing using green construction methods can be achieved within cost limits. The houses have high insulation and achieve National Homes Energy Rating (NHER) standards of 9.8 out of a possible 10.

How it works

The scheme piloted a Self Build for rent model using public finance. The land was purchased from the local council and the building work funded by South London Family Housing Association. The scheme was funded partly through Housing Association Grant and partly through loan finance. Members worked on the build for 24 hours per week over a period of two years. Each tenant benefits from a reduced rent as well as the possibility of a capital payment if they should ever decide to vacate their home.

**Self Build initiatives in Totnes**

Totnes Self Build Project has been formed by a group of local people determined to find a solution to this housing crisis for themselves and their families. They are in discussion with SHDC and local housing associations about launching a Self Build initiative in Totnes as soon as possible.

WORKING
TOGETHER FOR
AFFORDABLE HOUSING**What is Sustainable Construction?**UNDERGROUND
CARPARK WITH GREEN
ROOF**Sustainability is:**

Development that meets the needs of the present, without compromising the ability of future generations to meet their own needs.

GRD HARLEM BRUNDTLAND 1987

Price Of Sustainable Housing

Sustainable construction doesn't have to be more expensive than conventional methods, but the long term savings can be enormous. In principle, focus should be on long term energy use rather than capital cost. Savings will overtake cost in a relatively short time.

KNOWN AS 'LIFE
CYCLE COSTING'**Not all Eco projects increase capital costs**

Bedzed - a high density housing project built recently - apparently cost no more to build than conventional construction, but uses one tenth energy of std 1995 Building Regs home.

Two Political Issues

- 1) Reduced energy use in buildings (and embodied energy) is crucial to Government targets (20% reduction on 1990 levels by 2010)
- 2) Energy savings in low cost housing vital to reduce "fuel poverty"
Fuel poverty is a combination of low disposable income and poor quality housing where more than 10% of income is used for heating

BEDZED,
HIGH DENSITY
SOLUTION**Housing Density**

Due to demographic changes, more housing is required. Current low average density of 25 dwellings per hectare is unsustainable.

Government PPG calls for 30-50 dwellings per hectare - Bedzed has 100

80 plus needed to trigger community infrastructure

Savings through density - Greater density = greater energy and resource efficiency

Many listed here have been involved with DOS since it began. Apologies if, despite careful checking, your name has been missed.



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