

Home&Living

ONLINE See our eco-homes page
telegraph.co.uk/property

GLAMOROUS AND GREEN

THE NEIGHBOURHOOD/MARK SELWOOD DESIGN LTD



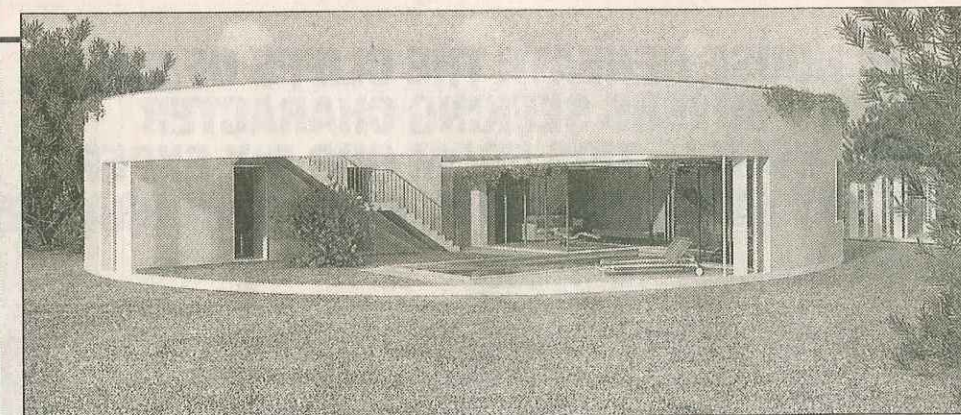
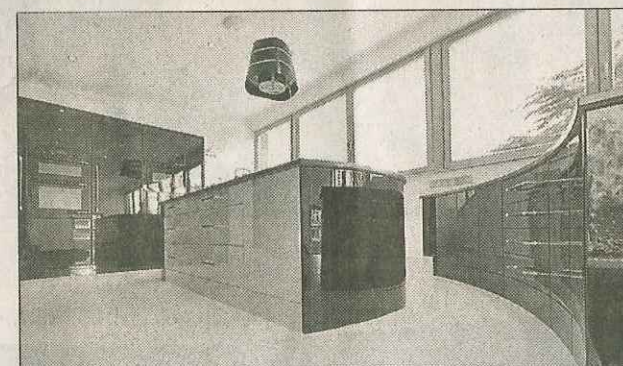
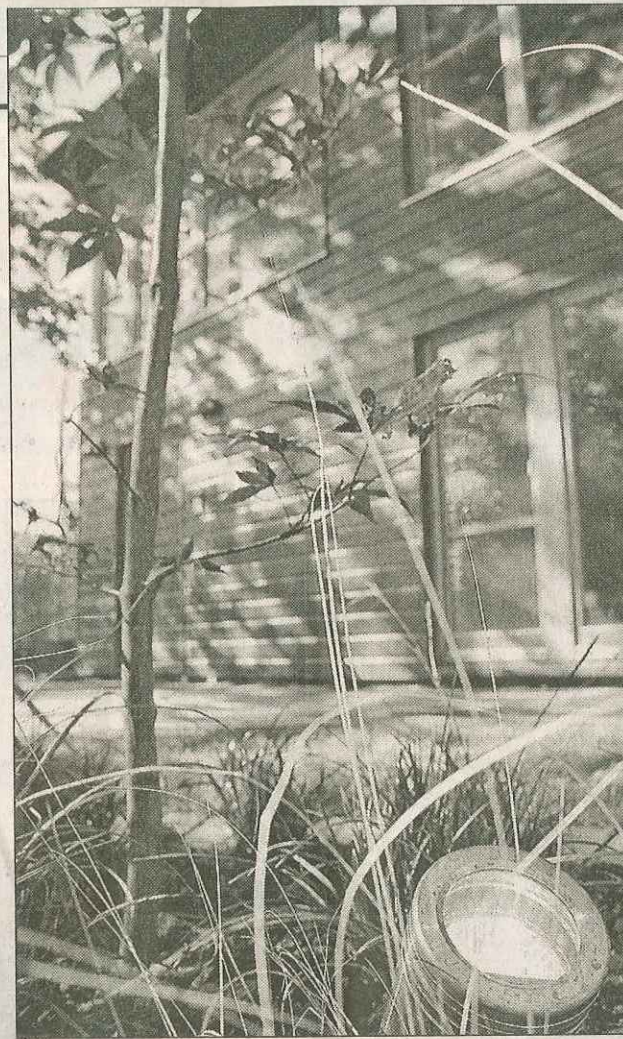
▲IN THE CITY

One Planet Living apartments in Brighton have just gone on sale. The development of 172 studio, one- and two-bed apartments in the New England Quarter claims zero carbon emissions, a zero waste plan, sustainable transport solutions (you can hire a car through an on-site car club), and supports local and sustainable food and wildlife. Residents will be encouraged to grow their own food on roof-top allotments. Electricity comes from guaranteed renewable sources: there are eight roof-mounted wind turbines, while hot water and heating is generated from a biomass boiler using renewable fuel. Prices from £145,000 for a studio (Crest Nicholson, 0870 752 1820).

Meanwhile, award-winning developer

Urban Splash has rescued and revamped 1950s council blocks which were earmarked for demolition in the East Bank area of central Leeds. Now called Saxton, and pictured above, they bear the developer's cutting edge hallmarks. Studio, one-bedroom and two-bedroom apartments come with full height glazing letting in lots of natural light, engineered timber floors and very contemporary clean lines. The 410 flats share six acres of communal space, the largest landscaped gardens of any city centre development and 27 working allotments where residents and the community can grow their own organic vegetables.

Prices start at £99,950 and the first phase is planned to be ready by late 2008 (for more details, call 07000 6062 63).



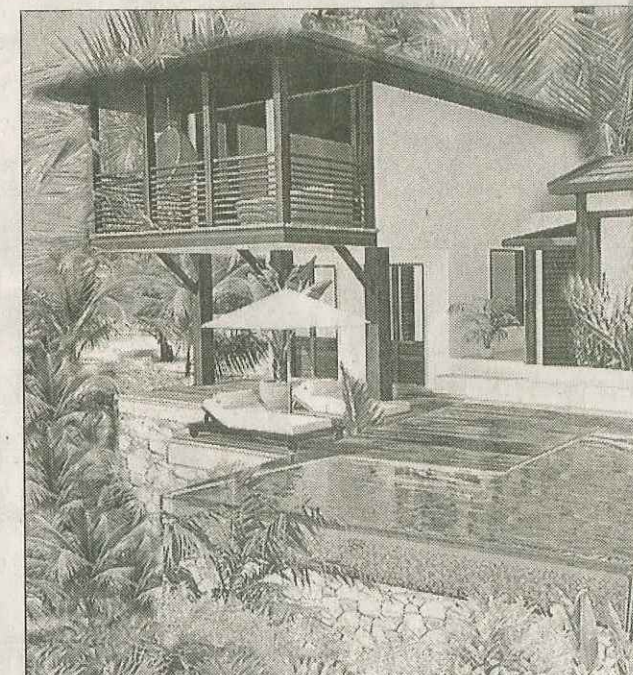
◀BY THE SEA

The Observatory, pictured left, is a contemporary house with a conscience. It has huge open-plan spaces but a tiny carbon footprint for its size. It has six bedrooms, a media room, steam room and internal lift and looks over Minehead bay, Somerset. "We wanted to prove you can combine state-of-the-art environmental measures, eminent practicality and fantastic design into one house," says Klaus Middleton-Smith, of Evenrange (01643 709311), who is selling the house for £1.2million and building another for a private client. Architects Bryden Wood & Associates and interior designer Michael Selwood incorporated rich rosewood flooring, smart home wiring and a custom-designed kitchen. Green features include a heat replacement system which sucks warm air from the kitchen and bathrooms to pump into bedrooms (from Silvaevent, 01252 878282), rainwater harvesting and an insulating sedum roof which absorbs carbon dioxide and produces oxygen.

▲OVERSEAS▼

The five-star Bom Sucesso Design Resort in Obidos, Portugal, pictured above, has 601 low-rise contemporary homes spread over 400 acres and designed for minimum impact on the environment - despite the inclusion of an 18-hole championship golf course. Prices start at £500,000 for a three bedroom villa and the properties can be bought on a fractional ownership basis, with four or six owners sharing the cost (020 7581 8000, www.bomsucesso.com.pt).

The Turtle Bay Beach and Golf Resort, below, on Brazil's Discovery Coast has a giant sea turtle sanctuary for a neighbour, and the developer is working with the local authorities to assist in their protection. Freehold plots are available from £15,300. A 100sq m villa including the land would cost £99,400. Local wood and thatch, solar panels, sea water pools and water recycling are all proposed (GEM Estates, 0800 731 8494, info@gem-estates.com).



Tide turns towards the green house

FROM PREVIOUS PAGE

really interested to see what we had done. The fact that they were not going to have to change the boiler because we had already done it and that our gas bills have reduced by two thirds really grabbed people's attention," she says.

Other property professionals agree that "green" homes have the edge. "It's early days yet but the tide is definitely turning," says Chris Kelly, director of My Place estate agents in South London. "We now give buyers and sellers a detailed checklist of simple things they can do to their home to

per cent energy efficient light bulbs."

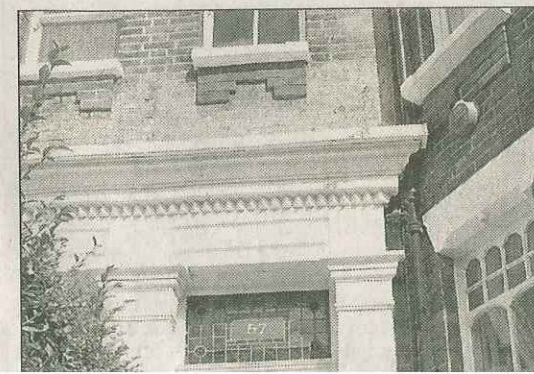
Joanna has already done this and is saving well over £100 on her electricity bill each year. She has got round their rather harsh light by concealing them behind warm pink or cream shades. "Even those cheap, rice paper Chinese lampshades will soften the glare enough for you not to be able to tell the difference," she says.

Joanna and her fiancé Jonathan are going to buy her parents' house in Sussex, where they will give it a 21st century green makeover. "It is very green for its time anyway and we will

so we use no power from the grid." They plan to do this with a combination of solar, wind and geothermal energy.

Green is clearly a big selling point, as was proven last month when a family in Lewes, East Sussex, sold their home - voted the greenest self-built house in Britain - for £865,000, making a profit of £625,000 in just three years.

The nation is embracing the message. According to research for Energy Savings Week, 87 per cent of Britons wanted new build homes to include energy efficient fittings and the Government has set a target of 2016 for



TOP TEN THINGS YOU CAN DO TO GREEN YOUR HOME

- Switch to a green electricity supplier like Ecotricity or Good Energy. See www.good-energy.co.uk, or www.ecotricity.co.uk
- Replace all your tungsten light bulbs with energy efficient ones. Don't forget Joanna's tip about the shades
- Install a condensing gas boiler
- If you have an open fireplace, install a wood burner. These burn logs four times more efficiently and the latest models re-burn the smoke producing less carbon dioxide than if the wood was left to rot in the forest. See www.stovesonline.co.uk