

## COMPLETING BALTIC WHARF

*This note is from Jeff Bishop of Place Studio who ran the community engagement on the first stage project (the housing by Bloors) and the subsequent work on masterplanning for the remainder of the site. As you will see, we have been appointed again to continue that work.*

As you are very likely to have picked up, the next stage of development planning on all of the remaining part of Baltic Wharf has commenced. This note provides a brief introduction to the project (a website with more information will be up soon), but we are contacting you ahead of that because we want to do a quick check and update on the many issues that were raised in the masterplanning work a few years ago.

Part 1 of this note is the introduction to the latest project, Part 2 seeks your responses to a list of possible key issues and ideas.

### **PART 1: PROJECT INTRODUCTION**

#### **The Development Partnership**

The project is being led by Acorn Property Group in a Joint Venture development with TQ9 Partnership LLP. You will know TQ9 as the three local site owners who also run the business Baltic Wharf Ltd. Acorn describe themselves as follows:

*“Acorn is an independent development and regeneration specialist that has, for over 25 years, created a range of residential-led refurbishment and new build schemes. We specialise in bespoke developments to meet the local community's needs and are very design-led. We work with landowners, local authorities and other public bodies, housing associations and charities. This approach has enabled us to become one of the country's most successful property developers and partners. This project is being led by Ed Lewis from our Exeter office.”*

(The attached brochure offers a very good introduction to the range of Acorn projects.)

#### **The Project Itself**

The Masterplan which was the result of consultation in the town and was produced to update the original planning permission is appended. (For those who do not know the site, and given the problems of accessing it, the website will soon include a 'phototour'.)

The Partnership's vision for Baltic Wharf, following engagement with residents and stakeholders, remains the same ....*“to deliver a dynamic mixed-use scheme that is suitable for the current and future needs of the local community. An inclusive development that, with a bespoke, contemporary and sustainable design, will enrich the surroundings and stand the test of time.”*

Many things have changed since the work on a Masterplan a few years ago, not least the Covid pandemic and its effects – still continuing - on all aspects of life. As of now, the following main points still apply:

- The scheme will be mixed-use, featuring a blend of residential and commercial elements

- The residential uses will include affordable/social housing
- The boatyard and boat-related businesses will be retained
- There will be some other employment and leisure uses
- Various public spaces will be included, celebrating the waterfront and the fields behind
- A bespoke, contemporary and sustainable design

As a large site, it is almost certain to be developed in phases, delivered by the JV Partnership with other partners if required. Much of the development is in the direct control of the Development Partnership, although some commercial elements may be based on the requirements of other parties.

The planning application will be submitted later in 2021 and it is hoped that works can commence in 2022. The new and more detailed plans and programme will become available as and when the plans are developed.

## **PART 2: COMMUNITY ENGAGEMENT – AND A REQUEST**

As previously, the engagement work will go through several stages and include a mix of more in-depth work with key stakeholders and specific groups (e.g. current boatyard tenants and users) and broader work giving 'everybody' an opportunity to get involved.

The 'Quick Check and Update' note that follows overleaf is the first round of the latest engagement work, going to a number of key stakeholder groups and organisations. As it states, given that things will no doubt have changed since the masterplan was completed a few years ago, we thought it was important to check back with what was discussed at that earlier stage and, if necessary, update it.

Please let us know your responses to the note overleaf.

**Thank you.**

**Jeff Bishop**  
**Place Studio**  
**0794 1063 138**  
[jeff@placestudio.com](mailto:jeff@placestudio.com)

## **BALTIC WHARF: QUICK CHECK AND UPDATE**

Building on previous work, there appear to be five main themes to possible issues. Last time we also had a separate Sustainability theme but this time – and rightly we think – the sustainability issues are integrated into all the other themes.

Responding is very simple:

- Please respond to Jeff Bishop (details on previous page) with any particular comments – 'no longer applicable', 'more detail needed on ...', 'does this mean X ....' etc.
- And, of course, suggest anything important that you think is missing.
- Wherever possible, when referring to an item in the list below, give its reference, e.g. A4 or C6.
- When responding, please state the group or organisation on whose behalf you are responding.
- All responses will be treated in confidence; no names or details will be shared.

### **A. Mix of Uses**

The following mix of uses has been in the scheme from the outset.

1. Market housing
2. Affordable housing
3. Boatyard businesses and boat storage
4. Employment space
5. Public open space
6. Retail, café, restaurant

### **B. Layout**

This covers a variety of aspects both large scale and quite detailed.

1. Spaces for public use
2. Varying heights
3. Public access along waterfront
4. Physical security for boatyard and boat businesses
5. Easy to find your way around
6. Clear signage
7. Clear pedestrian priority
8. Active ground floor uses
9. Views through to hill from across river
10. Maximise views from housing to river
11. Inclusion of the arts
12. Connection to river and walks beyond the site

### **C. Landscape and Ecology**

The site includes the hill to the south west up to (but not including) the public footpath. A play structure is to be built halfway up the hill; a requirement from Phase 1.

1. Limit impact on green hill
2. Opportunity for food growing
3. Tree planting – native/local species
4. Avoid flooding from the river and hill
5. Wildlife friendly

### **D. Design and Construction**

This includes a mixture of visual factors, practical points and construction issues.

1. Capture something of Totnes character in contemporary design
2. Something to celebrate the history of the site
3. Relate design to that of Phase 1
4. Palette of colours and materials re. against green backcloth
5. Flexible internal spaces
6. Non-residential uses for ground floor spaces
7. High insulation/energy use standards
8. Investigate on-site energy generation
9. Water use efficiency
10. Natural ventilation
11. Make best use of orientation
12. Minimise use of plastics
13. Prioritise low carbon materials
14. Safe, secure waste/recycling facilities
15. Long life materials
16. Minimisation of construction period impacts

### **E. Access and Movement**

The key point here is that the site is in effect an extremely long cul-de-sac; no roads or footpaths go beyond it to the south. The development will therefore have to show how it links and relates towards the town centre, to the town centre itself and to the town as a whole.

1. Pedestrian priority
2. Easy and safe access for boatyard/boat businesses
3. HGV access to boatyard
4. Provision for e-bikes/scooters
5. Connectivity to the wider landscape