



CURATING COMMUNITIES

restoring the earth

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EXECUTIVE SUMMARY

"Wellspring has been formed to curate affordable, carbon-positive homes that enable humans to co-exist with the natural world, complementing one another for their mutual benefit."

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VISION

Wellspring is a developer looking to re-imagine the way we live in future. We want to curate carbon positive developments which provide unique homes and establish communities which share space with the natural world, restore the earth and bring mutual benefits to both humanity and the environment.

MISSION

To achieve our vision, we will build residential developments that place sustainability at the centre of their purpose. We are seeking to become an inspiring developer in the Welsh house building market and to set a standard for what future living should look like.



2 OUR BUSINESS

Wellspring is a new concept for curating our future communities and delivering the homes we want to live in, sustainably, affordably and with a positive net gain for the natural environment where they are located.

Wellspring will construct better than carbon zero developments which provide unique homes and establish communities that work with nature to restore the earth.

We consider that with the right ideas and attitudes, human developments can actually improve an area for the natural world and moving forward spaces can be shared for the mutual benefit of all their inhabitants.

At this point in history, population growth and globalisation mean there is an increasing need for new homes, particularly affordable ones. At the same time, the planet is at it's most vulnerable with from climate change and the loss of natural habitats occurring at a faster rate than ever.

Wellspring has been formed from the desire to prove there is a way to address the need for increasing numbers of homes, which are well built, beautiful to live in, beneficial to people's well being and help improve the natural environment.

We think our developments can provide a net gain to an area by designing communities that are not driven by cars, restoring meadows in cities and gently placing our homes within them, building with carbon positive materials and orientating our sites around natural features such as mature trees.



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CONSTRUCTION

Our homes are being built with materials which are both sustainable and help to reduce the carbon emissions being produced by the house building industry.

The main structure is a timber frame. Simple to build, structurally robust and great for the environment.

The external walls of our homes are constructed from Hempcrete. The material was developed in France in the mid-1980s as a replacement for deteriorated wattle and daub in medieval timber frame buildings. Within the UK it has typically been used by self-builders with an emphasis on sustainability. However, over time it has risen in popularity and an award-winning development completed in Swindon called The Triangle helped to raise the profile of the material. Completed in 2011, it is still providing quality housing today. As Hempcrete has become more widely known, the skills required for building with it have increased and the costs for supply reduced helping to make it a more commercial option for affordable housing.

Hempcrete is a natural, “better-than-zero-carbon” material. This means more atmospheric carbon is locked away in the material for the lifetime of the building than was used in its production and use. It is made from a mixture of hemp shiv, lime and sand. While not structural, it offers unique properties. When the hempcrete has been mixed it will set to form a solid structure which can be used as to build up walls and floors.

Hempcrete is breathable (vapour permeable) and hygroscopic: hempcrete walls and the lime or clay plaster finishes will passively “buffer” the levels of humidity inside the home, absorbing moisture from the air into the wall during times of high relative humidity and releasing it again when humidity levels drop. This eliminates condensation on the surface of the wall, preventing the conditions for damp spores to grow, and keeps internal humidity levels within the 40-60% range which inhibits the growth of viruses and bacteria. All of this is achieved without the need for mechanical ventilation systems.

Our homes will also utilise natural insulations within the floor and roof space, namely sheep's wool.

Air source heat pumps and underfloor heating will provide an effective eco friendly life time supply of heating and hot water.,

