

Figure 5.22 Railway Cottages, Derby. Before rehabilitation.



Figure 5.23 Railway Cottages, Derby. After rehabilitation.



improvements increased the rehabilitation costs to £11 500 per house, requiring a new sale price of £12 750. The new sale price was reluctantly accepted as a reasonable valuation by one potential building society which enabled the sale of the first six houses. The demand for the properties increased in the later phases of the project, raising the selling price to £13 500, so creating a project surplus. Ten years on from the original sale, the price of properties had increased by a factor of five.

The project for the Railway Cottages in Derby is a sensitive rehabilitation of fifty-five traditional nineteenth-century dwellings: materials from three cottages demolished to improve daylight in others were re-used; sensitive landscaping and street furniture have been introduced into the area; the development has its own street pub, the original Railway Inn which was also part of the rehabilitation process and now forms a social focus for an active resident group. All this has been achieved in a free market which makes the case study a most promising example for those interested in promoting sustainable development (Figures 5.20 to 5.24).

MILLGATE, NEWARK IN NOTTINGHAMSHIRE
(The Nottingham Community Housing Association)
Participation in the design process is fundamental for the theories of both sustainable development and permaculture. Both movements aim to empower people so that they are able to take control of the environment in which they live. A theoretical structure for the role of public participation in design and planning was outlined in *Urban Design: Street and Square*, see also *Creating Community Visions*, and *Community Participation in Local Agenda*



Figure 5.24 Railway Cottages, Derby. After rehabilitation.