



BUILDING BETTER PLACES

# Housing Delivery Programme

DESIGN MANUAL



## Purpose of the guide

The Housing Delivery Programme has the potential to deliver a wide reaching positive legacy for the city which further builds on the city’s rich history as a housing pioneer. Good design is essential for communities to thrive. It creates pride in place, participation, healthy activity, self-supporting communities, and safe and secure homes which improve educational attainment, mental wellbeing, low carbon lifestyles, and independence.

This design manual has been developed to ensure that we meet our city’s housing need by ‘building better places’. The manual provides a strong and ambitious design framework to support a progressive and collaborative programme which will ensure our existing communities positively influence the outcomes.

Creating a clear and strong set of design principles will allow us to significantly raise the standards of residential place-making in York. We hope that our innovative developments will raise expectations and inspire others to deliver better.

This manual forms the basis of the strategic brief for the project manager and design team. It builds on the housing and wider social aspirations outlined within ‘The Vision’ of the Housing Delivery programme approved by Executive in July 2018. The guide also reflects best practice, guidance and policy, both local and national. The guide is formed of cross directorate collaboration lead by the Housing Delivery Team and is designed to work alongside existing council policies. The Design Manual is set around five principles:

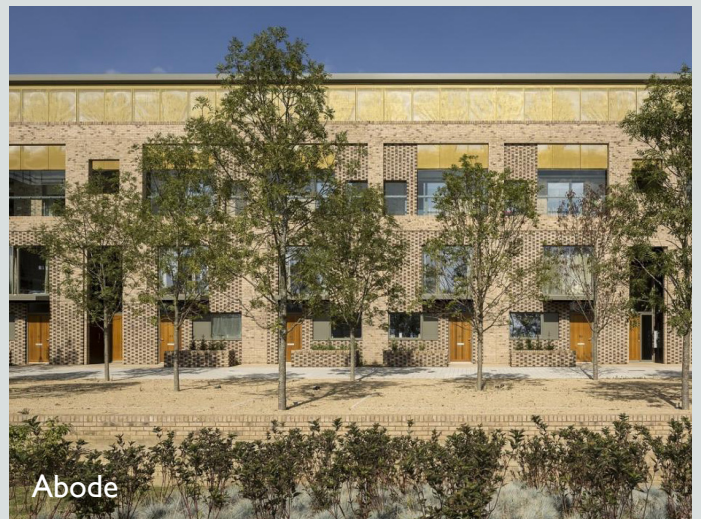




Goldsmith Street



Ouse Lea



Abode

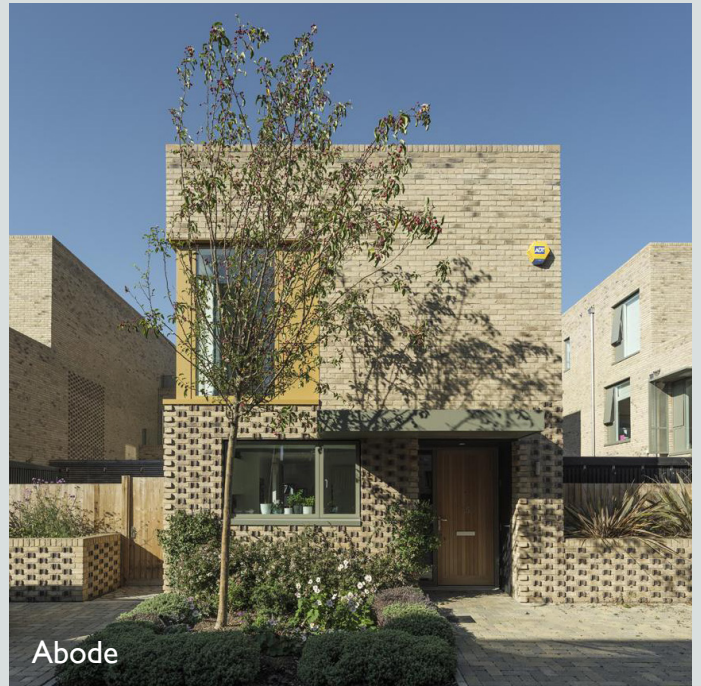
## Delivering the housing our communities need...

We will...

- Deliver **tenure blind** developments including a minimum of **40% affordable housing** across the programme - with at least 20% social rent housing as well as providing opportunities for first time buyers and key workers to take their first step into home ownership
- Build all of our homes to high **accessibility/adaptability** standards - meaning residents can more easily and affordably live in their home for longer
- Develop homes that respond to the **needs of our ageing population** and identified specialist need
- Provide opportunities for self and community build housing – **empowering our communities** to provide their own home
- Engage with a wide range of internal and external stakeholders to ensure our developments meet the **health and wellbeing needs** of our communities



Abode



Abode



Derwenthorpe

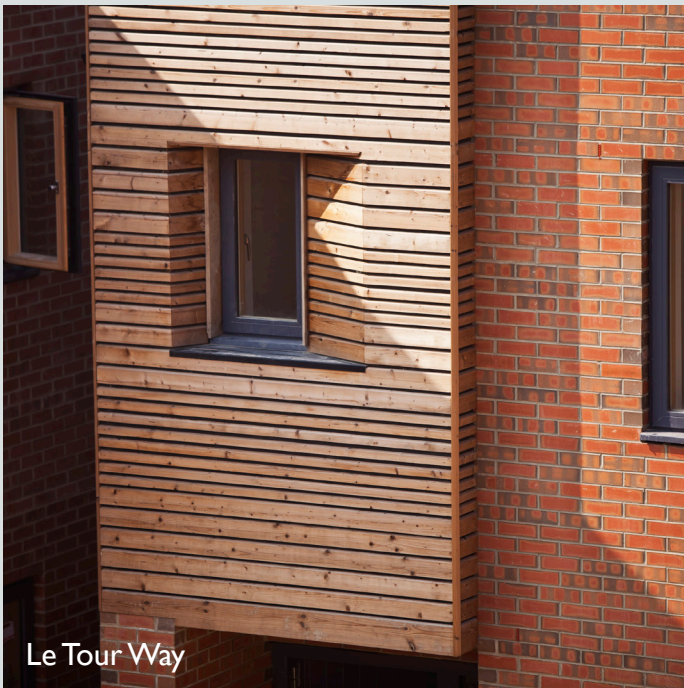


New Earswick

## Building healthy homes and neighbourhoods

We will...

- Build our homes to National Space Standards as a minimum - **creating comfortable and spacious homes** which are naturally light and bright with access to private outdoor space
- Design homes with consideration for how current and future generations wish to inhabit and enjoy their homes, **promoting independence** and reflecting the growth in multi-generational living
- Create developments which are **neighbourly** and **encourage social interaction** inside and outside of the home, helping to tackle loneliness and social isolation
- Develop new housing, open spaces and planted areas which are **resilient to changes in the climate**
- Integrate significant new **tree and shrub planting** - providing seasonal variation to support mental health whilst **enhancing the biodiversity of our sites**
- Provide opportunities for **communal gardens** and food growing such as urban orchards and allotments, with at least one fruit tree to be planted on site for each home built
- Look to engage with local craftspeople to elevate the quality of our homes and increase the **sense of pride** in the new communities
- Monitor and evaluate our new neighbourhoods, **learning lessons** in order to deliver the best schemes we can



Le Tour Way



Castle Gardens Public Park, Malmö



Goldsmith Street



Accordia

## Creating distinctive and beautiful places which bring communities together...

We will...

- Design our new neighbourhoods **alongside the local community** through public engagement which empowers stakeholders
- Create **distinctive and beautiful** new neighbourhoods informed by a thorough analysis of the physical, historic, and cultural context of the site
- Gather a thorough understanding of community and commercial facilities and services in an area – such that we can **enhance and complement the existing neighbourhood, adding a new vibrancy**
- Provide high quality **communal and public open space**, including play streets **for all residents to enjoy**
- Provide inclusive formal and informal **play opportunities** close to home within child friendly neighbourhoods
- Develop neighbourhoods which **support older people in being active members of the community** by providing level walking routes, dropped kerbs and public seating/resting points
- Consider potential ‘meanwhile’ uses for sites, benefiting the community and the local economy





Accordia



Accordia

## Reducing our impact on the environment and residents' energy bills...

We will...

- Adopt a fabric first approach by developing all new build housing to certified **Passivhaus standards**
- Install the most appropriate **renewables** (including consideration of co-owned solar PV systems which maximise the use of free generated solar electricity) in order to achieve **zero carbon** whilst also minimising bills for residents and helping to **tackle fuel poverty**
- Build homes with heating and ventilation systems which are simple to use and maintain
- **Reduce water usage** within homes through carefully specified internal fittings, grey water recycling and water butts. We will use permeable surfaces, green roofs and sustainable urban drainage to reduce and manage water run-off
- Select building materials considering their **carbon footprint, whole life cost and ease of repair and maintenance**
- Develop a site waste management plan (SWMP) before construction begins, which sets out how materials will be managed, maximising the re-use and recycling of materials. We will review previous SWMP's and seek improvements before starting each project
- **Promote recycling** through well designed and integrated storage areas which facilitate ease of use and collection
- Actively engage with local construction training providers to help **improve local skill levels** in sustainable design and construction
- Carry out post-occupancy monitoring on a percentage of the completed dwellings in partnership with a local academic institution to ensure there is no performance gap between design and build and to assess how occupants can most effectively **benefit from living in zero carbon housing**



Goldsmith Street



Goldsmith Street

## Supporting sustainable transport choices and connectivity...

We will...

- Look beyond our site boundary and take opportunities to better **connect people to local facilities** - strengthening routes to open space, play opportunities and other community assets
- Developments will be designed with careful consideration of on-street parking levels such that **pedestrians and cyclists are prioritised** – creating streets with low traffic speeds which promote walking, cycling, play and socialising
- Accelerate the transition from petrol to electric car and cycle use through the provision of **electric charging points**
- Encourage **sustainable transport choices** by supporting strategies and investments in public transport, car clubs, and car-sharing
- **Promote walking and cycling and minimise unnecessary car journeys.** Well integrated covered and secure cycle spaces will be provided at two spaces per 1 bedroom home with one additional space for each additional bedroom. We will not exceed the council's maximum car parking standards and where sites have good access to local facilities and sustainable transport choices, we will seek to provide no more than 1 parking space per dwelling across the site



Goldsmith Street



Abode



Derwenthorpe

## Acknowledgements

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- Housing Delivery Programme
- Public Health
- Design and Conservation
- Forward Planning
- Major Projects
- Older Person's Accommodation Programme
- Housing Policy
- Economic Development
- Procurement
- Education and Skills

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Image credits:

- Goldsmith Street: Tim Crocker/The Guardian
  - Abode: Proctor and Matthews
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  - New Earswick: Antecedent Architecture Blog
  - Ouse Lea: OnTheMarket.com
  - Castle Gardens Public Park, Malmø: Nigel Dunnett
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- The document has been informed and inspired by local and national planning guidance as well as the following documents:
- A Home for the Ages: Planning for the Future with Age-Friendly Design – (RIBA 2019)
- Building for Life 12: The Sign of a Good Place to Live (Building for Life Partnership, 2015)
- Cambridgeshire Quality Charter for Growth
- Claiming the Passivhaus Standard: Technical Briefing Document (Passivhaus Trust, 2015)
- Code for Sustainable Homes (Department for Communities and Local Government, 2010)
- Distinctively Local – (Pollard Thomas Edwards, HTA, Proctor and Matthews, and PRP Architects, 2019)
- Healthy Placemaking (Design Council, 2018)
- Healthy Urban Planning Checklist (NHS England & London Healthy Urban Development Unit, 2017)
- Home Quality Mark: Technical Guide (Building Research Establishment, 2018)
- Housing Standards: Minor Alterations to the London Plan (Greater London Authority, 2016)
- How to Build a Passivhaus (Passivhaus Trust, 2015)
- Lifetime Homes (revised criteria) (Habinteg, 2010)
- London Housing Design Guide (London Development Agency, 2010)
- Places, Spaces, People and Wellbeing: Full Review (What Works Centre, 2018)
- Planning Healthy Weight Environments: a TCPA Reuniting Health With Planning Project (Town and Country Planning Association and Public Health England, 2014)
- Purposeful Design for Homes and Communities: Design Council response to the Housing White Paper (Design Council, 2017)
- Putting Health into Place: Introducing NHS England's Healthy New Towns Programme (NHS England, 2018)
- Space in New Homes: What Residents Think (CABE, 2009)
- Spatial Planning for Health: An evidence resource for planning and designing healthier places (Public Health England, 2017)
- Sustainable Construction: Simple Ways to Make it Happen (BRE, 2011)
- Technical Housing Standards – Nationally Described Space Standard (Department for Communities and Local Government, 2016)
- The Case for Space: The Size of England's New Homes (RIBA, 2011)

