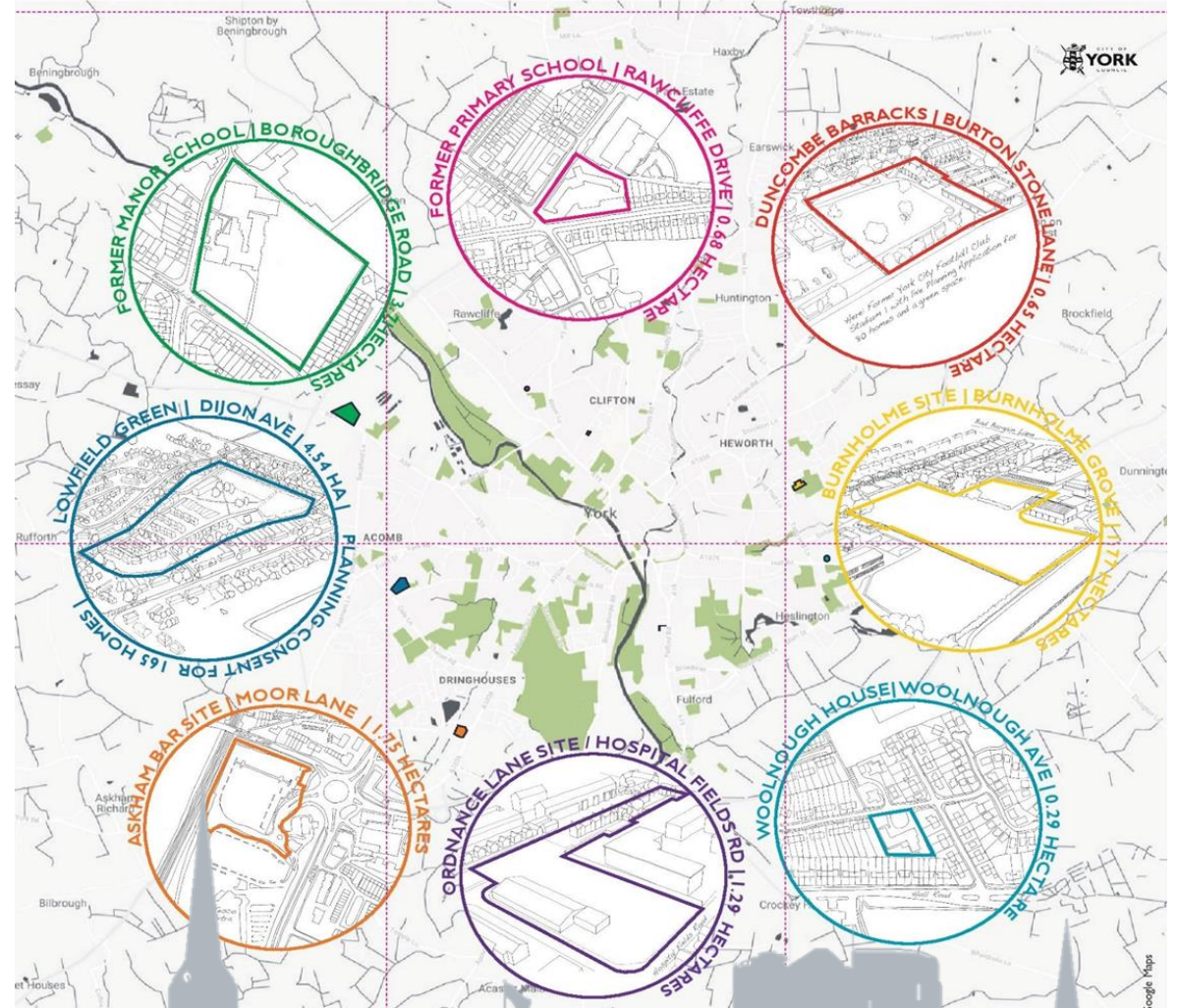
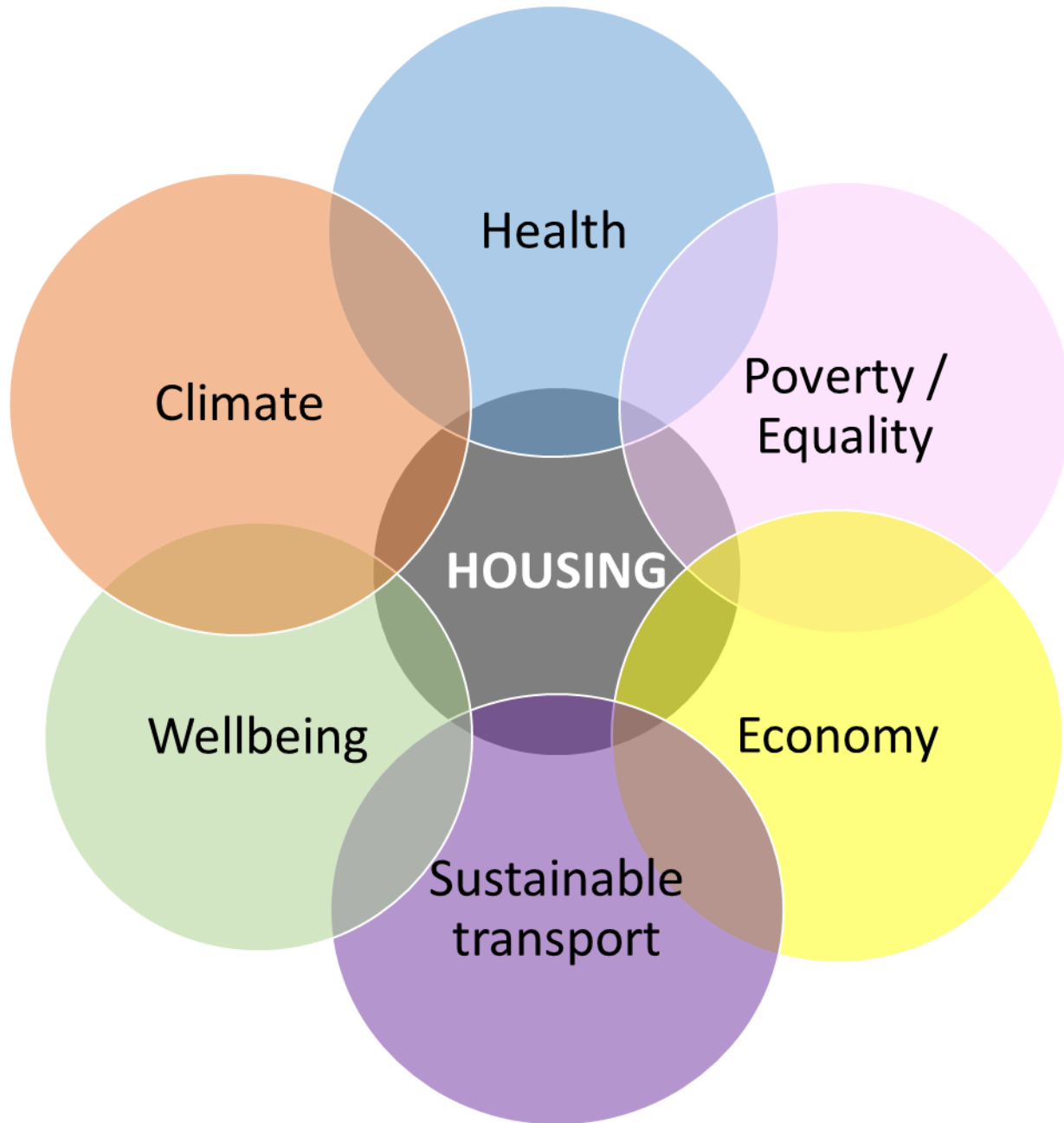


# City of York Council

## 400 Zero Carbon Homes

### An award-winning housing development programme









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:



## 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**





## Duncombe Barracks

- 34 zero carbon Passivhaus certified homes
- 1 commercial space
- Completion due Summer 2025



## Burnholme

- 78 zero carbon Passivhaus certified homes
- Multigenerational housing
- Completion Autumn 2025





## Ordnance Lane

- 101 net zero carbon Passivhaus certified homes
- Intergenerational living
- Community facilities & commercial spaces
- Start on site Spring/Summer 2025





Mikhail Riches



Image: Mikhail Riches

## Willow House

- 38 Passivhaus certified new homes
- 100% affordable
- Currently mid-stage RIBA 2 design
- Delivered alongside wider community regeneration



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[www.york.gov.uk/HousingDeliveryProgramme](http://www.york.gov.uk/HousingDeliveryProgramme)

