

YORK & NORTH YORKSHIRE

Brownfield Housing Fund Project List Summary



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Heworth Green Zone B - Project Overview

The development aims to deliver 392 new homes on a former gasworks site, including a mix of studio, one- two- and three-bed homes, along with extensive amenity spaces (including private dining rooms, 24/7 gym and fitness centre, a cinema room and a 24-hour concierge) to create a health and wellbeing-focused community that will help address the shortage of quality homes for rent in York.

The project will include sustainable energy performance measures, such as enhancements to the built fabric, building services including mechanical ventilation and heat recover and air source heat pumps, 100% enabled Electric Vehicle Charging Points, Photovoltaic panels and Utopi energy monitoring system, which will deliver significant carbon/energy reduction benefits.

Delivery Partner:	Moda Living
Project address:	Former Gas Works at Heworth, York, York, YO31 7XU
Brownfield Housing Fund requested:	£4,000,000
Number of homes unlocked as a result of the development:	392
Affordable homes:	40 (10%)
Brownfield Land Redeveloped (Ha):	1.6 ha

Officer Recommendation

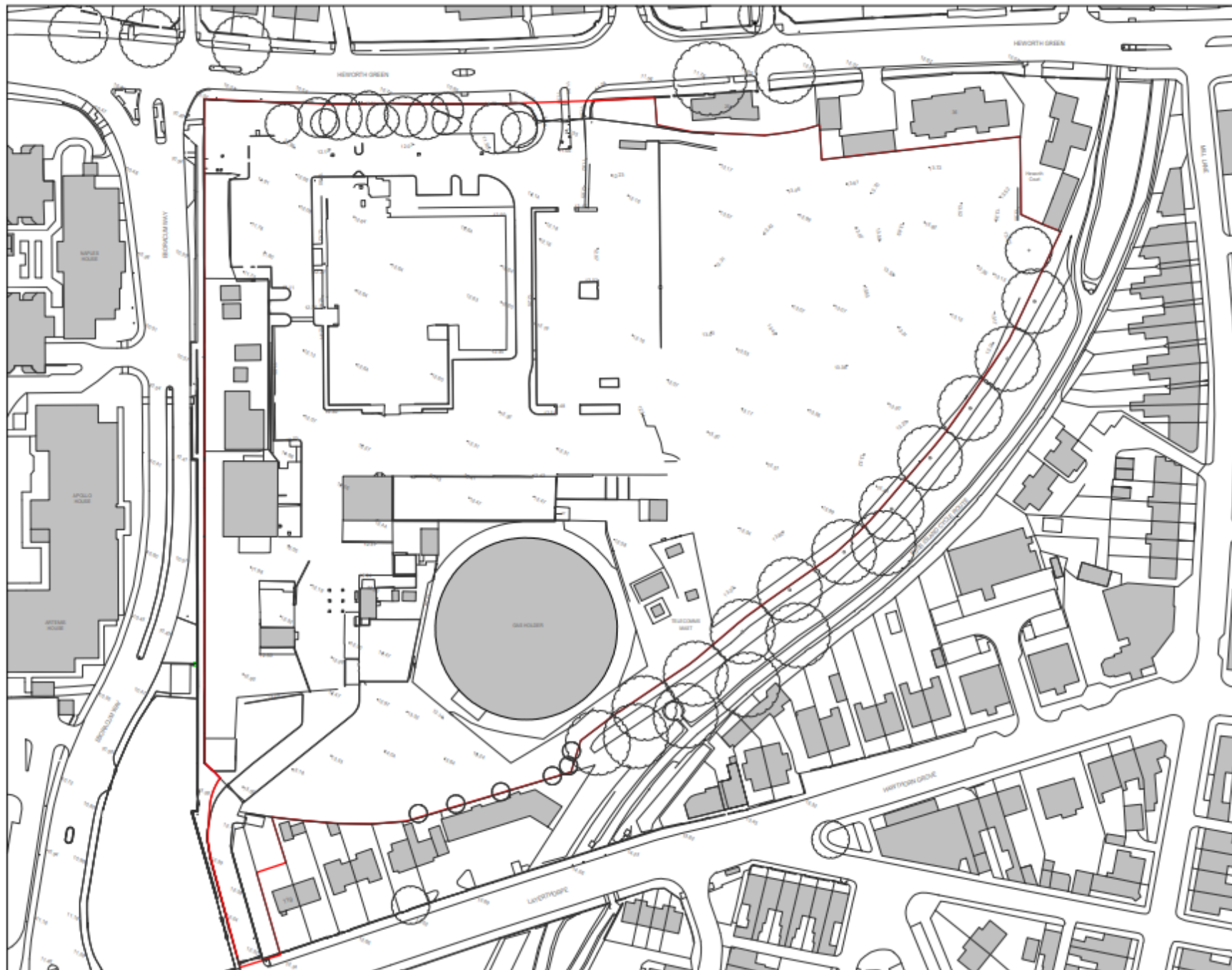
Approval, subject to further due diligence and contractual obligations

The scheme provides a significant number of homes upon a brownfield site and helps to fill a gap around private rented accommodation. The requirement for funding arises from a recent period of significant build cost inflation and the lack of maturity of the build to rent market within York.

Without the BHF funding the development will be delayed in the short to medium term until such time as the economic and financial market conditions improve and the local build to rent market has been proven to enable the scheme to be brought forward. With the BHF grant and the enhanced specification proposed the scheme is viable. If the project is not undertaken then the site, whilst remediated from its former use as a gasworks, will remain in an undeveloped state for the foreseeable future.

The BHF grant will help improve the development viability and ability to secure funding of the development without undertaking re-negotiation of planning obligations or value engineering of the specification and enhanced energy performance measures proposed.

Site Plan - Heworth Green



LEGEND

— Planning Application Boundary

P 02 15/04/19 OUTLINE PLANNING APPLICATION SUBMISSION
P 01 15/04/19 OUTLINE PLANNING APPLICATION REVIEW

dc-architecture
Studio 1, Millthorpe Business Park
5th Bell Lane, Millthorpe, York, YO22 3BQ
t 01904 702041 or 01904785 architecture.com



Heworth Green Residential Development
York

INFORMATIVE LAYOUT
Existing Layout - Site plan



EXISTING LAYOUT - SITE PLAN



Sturdee Grove - Project Overview

The Sturdee Grove site comprises a bungalow which will be demolished, a car park and an adjacent site. The proposal is to undertake site preparation and construct 10 dwellings which will all be provided as affordable housing. Tenure will be split as follows: six will be let as social rent properties; four properties will be sold as shared ownership homes.

The scheme is available for over 55's or those with a disability. These homes meet the need for affordable accommodation in the area and also frees up family homes from across other areas of York by providing opportunities for downsizers.

All homes will be built to Building Regulations Optional Requirement M4(2) Category 2 – Accessible and adaptable dwellings and in addition will incorporate many Lifetime Homes features. The design also has elements of M4(3) standards to accommodate potential future adaptation needs. A 'fabric first' approach will be taken to energy efficiency, including use of air source heat pumps to heat the homes.

The issues for this site include demolition, asbestos removal, site preparation costs and then relatively high construction prices, due to recent inflation.

Delivery Partner:	Joseph Rowntree Housing Trust
Project address:	Sturdee Grove, York, YO31 8FD
Brownfield Housing Fund requested:	£140,000
Number of homes unlocked as a result of the development:	10
Affordable homes:	10 (100%)
Brownfield Land Redeveloped (Ha):	0.023ha

Officer Recommendation

Approval, subject to further due diligence and contractual obligations

The scheme is 100% affordable and targets an ageing population. The scheme offers homes for both social rent and shared ownership to help address the persistent affordability challenges faced by York residents, exacerbated by the current cost of living crisis. The scheme aims to increase the quality of homes and ensure that people have a decent home to live in that facilitates their health and well-being.

Site Plan - Sturdee Grove

Fire Strategy Notes

Notes:

- Ground floor: Glass wall/fence wall on east
- Fire door: Fire door on east on west wing through glass/wall structure

Access Routes:

- Access route to all rooms: Access route from Sturdee Grove to the building through the central hall at all times. Access route from Sturdee Grove to the building through the central hall at all times.
- All access routes: All access routes: Access route from Sturdee Grove to the building through the central hall at all times.
- Access route to all rooms: Access route from Sturdee Grove to the building through the central hall at all times.

Fire Protection:

- Fire door: Fire door on east on west wing through glass/wall structure
- Fire door: Fire door on east on west wing through glass/wall structure
- Fire door: Fire door on east on west wing through glass/wall structure



Proposed Boundary
0.12 hectares

Area Schedule (GIA)	
SPZ Area	Level
18.4m ²	SP
14.4m ²	SP

Car Park Provision
(plus 5 spaces)

- Key**
- Existing Trees retained
 - Existing Tree Root Zone
 - Proposed Trees
 - Proposed Vegetation and planting

For further information regarding tree removal please refer to Tree Protection Plan SDV 23A

Rev	Date	By	Description
01	11.03.22	WBA	Issue for consultation
02	11.03.22	WBA	Issue for consultation (DfC Highways)
03	11.03.22	WBA	Issue for consultation (DfC Highways)
04	11.03.22	WBA	Issue for consultation (DfC Highways)
05	11.03.22	WBA	Issue for consultation (DfC Highways)
06	11.03.22	WBA	Issue for consultation (DfC Highways)

PL Planning

Sturdee Grove, York
Proposed Site Layout Plan

Sturdee Grove, Fossway
York
YF31 8PD
Joseph Rowntree Housing Trust

STUR-WBA-SI-XX-CR-A-PL_004 P6
Date: 20/03/22 Author: WBA Drawn: WBA Checked: WBA

NATSON BATTY ARCHITECTS
 Studio House, Stone Road
 Gainsley, Leeds LS20 8BU
 Leeds | Loughborough
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 E: info@natsonbatty.com
 W: www.natsonbatty.com

Proposed Site Layout
1:200

Ingleby Arncliffe - Project Overview

Development of 18 nr new build affordable housing units (including 4 nr. 1B2P houses, 6 nr. 2B4P houses, 2 nr. 3B5P houses and 6 nr. 2B3P bungalows) on the site of former Ingleby Arncliffe C of E Primary School (since demolished). The site was closed and demolished due to the aging population of the residents and the school was no longer viable.

The proposal directly addresses an established housing need identified through the adopted Ingleby Arncliffe Neighbourhood Plan to provide good quality affordable housing that meets the needs of local residents and their families with the wider view of decreasing migration out of the village and the socioeconomic impact this has. This scheme will deliver much needed affordable rural housing within the electoral division.

Delivery Partner:	Beyond Housing Limited
Project address:	Main Street, Ingleby Arncliffe, Northallerton, DL6 3NA
Brownfield Housing Fund requested:	£252,000
Number of homes unlocked as a result of the development:	18
Affordable homes:	18 (100%)
Brownfield Land Redeveloped (Ha):	0.82ha

Officer Recommendation	Approval, subject to further due diligence and contractual obligations The scheme delivers 100% affordable homes and seeks to address issues around an ageing population and how to retain more young people in the area.
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Site Plan - Ingleby Arncliffe



Residential Development, Ingleby Arncliffe
Former C of E Primary School Site
For Beyond Housing



Proposed Plot Tenure Allocation
August 2021

Plot	House Type	Size (aprox)	Tenure
1	1B2P House	58m2	Affordable Rent
2	1B2P House	58m2	Affordable Rent
3	1B2P House	58m2	Rent to Buy
4	1B2P House	58m2	Rent to Buy
5	3B5P House	93m2	Shared Ownership
6	3B5P House	93m2	Shared Ownership
7	2B4P House	79m2	Affordable Rent
8	2B4P House	79m2	Affordable Rent
9	2B4P House	79m2	Shared Ownership
10	2B4P House	79m2	Shared Ownership
11	2B4P House	79m2	Disc. Mkt. Sale
12	2B4P House	79m2	Disc. Mkt. Sale
13	2B3P Bungalow	65m2	Affordable Rent
14	2B3P Bungalow	65m2	Rent to Buy
15	2B3P Bungalow	65m2	Rent to Buy
16	2B3P Bungalow	65m2	Affordable Rent
17	2B3P Bungalow	65m2	Affordable Rent
18	2B3P Bungalow	65m2	Affordable Rent

North Yorkshire Affordable Homes Brownfield Programme - Project Overview

The project is to develop two sites across North Yorkshire, delivering 17 affordable homes. 3 units of rural affordable housing in Raskelf near Easingwold, and 14 units of rural affordable housing in Carrs Billington, providing accommodation to a high design standard for affordable rent and low-cost home ownership. These homes will be heated via ASHPs and offer enhanced levels of energy efficiency, good accessibility within sustainable locations.

Both sites require some form of remediation to be delivered, and all the homes will be offered for affordable rent or low-cost home ownership. All homes will be constructed to high standards of quality, design and energy efficiency, offering affordable housing options for people unable to access market housing.

Delivery Partner:	Broadacres Housing Association
Project address:	Multiple sites: Raskelf near Easingwold; Carrs Billington, Askrigg
Brownfield Housing Fund requested:	£238,000
Number of homes unlocked as a result of the development:	17
Affordable homes:	17 (100%)
Brownfield Land Redeveloped (Ha):	0.64 ha

Officer Recommendation

Approval, subject to further due diligence and contractual obligations

The scheme offers 100% affordable homes and is targeting rural locations. The homes will include high levels of energy efficiency, with enhanced levels of insulation, low carbon forms of heating and renewable technologies

Site Plan - Raskelf

H.M. LAND REGISTRY		TITLE NUMBER NYK 136562	
ORDNANCE SURVEY PLAN REFERENCE	SE 4971	SECTION A	Scale 1/1250 Enlarged from 1/2500
COUNTY	NORTH YORKSHIRE	DISTRICT	HAMBLETON
			© Crown copyright 1992



Site Plan - Carrs Billington



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Site Area
4750 sqm / 1.17 acres / 52.87 hectares

No.	Description	Date
1	Issue	

DATE ISSUED
Unstable

PROJECT TITLE
Mixed Use Commercial & Residential Scheme

FOR
Rensselaire District Council

DESIGN STAGE
Feasibility Stage

LOCATION PLANS
Existig & Proposed

DATE	ISSUED BY	REVISION
January 2023		SP 01 - REV A

SCALE	DATE
1:250 @ A1	M.B. / S. D.

Matt Ball Architecture Ltd.
www.mattballarchitecture.co.uk

‘Colburndale’ at Land off Catterick Road Colburn – Project Overview

Development of a brownfield site, that has been cleared and in-part remediated prior to Home Group’s ownership in 2018. A planning submission in 2024 would seek approval for a residential development of 160 homes (of which 64 homes (40%), would be for affordable tenures). The homes will meet relevant building regulations through a fabric first approach. The project supports place making, delivering high-quality homes assessed against (Nationally Described Space Standards (NDSS)).

The scheme will be considered against the York, North Yorkshire and East Riding Housing Design guide, the Home Group design guide, other relevant local planning policies, design codes, funding requirements and best practices, whilst ensuring the scheme remains commercially deliverable.

The proposal will consider accessibility and flexibility of homes where possible, and ease of future adaptations. Home Group are mindful of the impacts of fuel poverty and aim to provide homes that meet a minimum EPC band B.

Delivery Partner:	Home Group
Project address:	Former Arc Factory, Off Catterick Road, Colburn, Catterick Garrison, North Yorkshire, DL9 4RJ
Brownfield Housing Fund requested:	£2,240,000
Number of homes unlocked as a result of the development:	160
Affordable homes:	64 (40%)
Brownfield Land Redeveloped (Ha):	5.7ha

Officer Recommendation	Approval, subject to further due diligence and contractual obligations The site constraints result in significant site delivery, infrastructure and abnormal costs to deliver the scheme. This with the continuing rise in build costs has meant the site has become undevelopable without additional investment. With no funding intervention it is likely the site will remain unviable to develop, of high risk and of little interest to the market. BHF funding would help unlock the development and support delivery of an otherwise unviable project. Development of the site will contribute to the supply of homes to help meet the local and wider demands and needs for all tenure and types of accommodation. The project meets the housing needs of the market area, and supports place making, delivering high-quality homes.
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Site Plan - Colburn



Key

Site boundary

0 100' 200' 300' 400' 500' 600' 700' 800' 900' 1000'

Colburn - Catterick

Sketch Feasibility Layout

DWG No: 102-0004_001A | Drawn/Checked By: CH | Scale: 1/800 @ A1 | Date: 06/01/22 | Client: Newell Homes



Harrogate District Brownfield Sites - Project Overview

The proposed dwellings are a mix of new build low carbon family housing for social rent and conversion of an existing long term empty building to apartments for shared ownership. The new homes will address homelessness, acute housing need and first time buyer demand. The lack of affordable housing has also been identified as an issue preventing the expansion of local businesses as they struggle to attract employees.

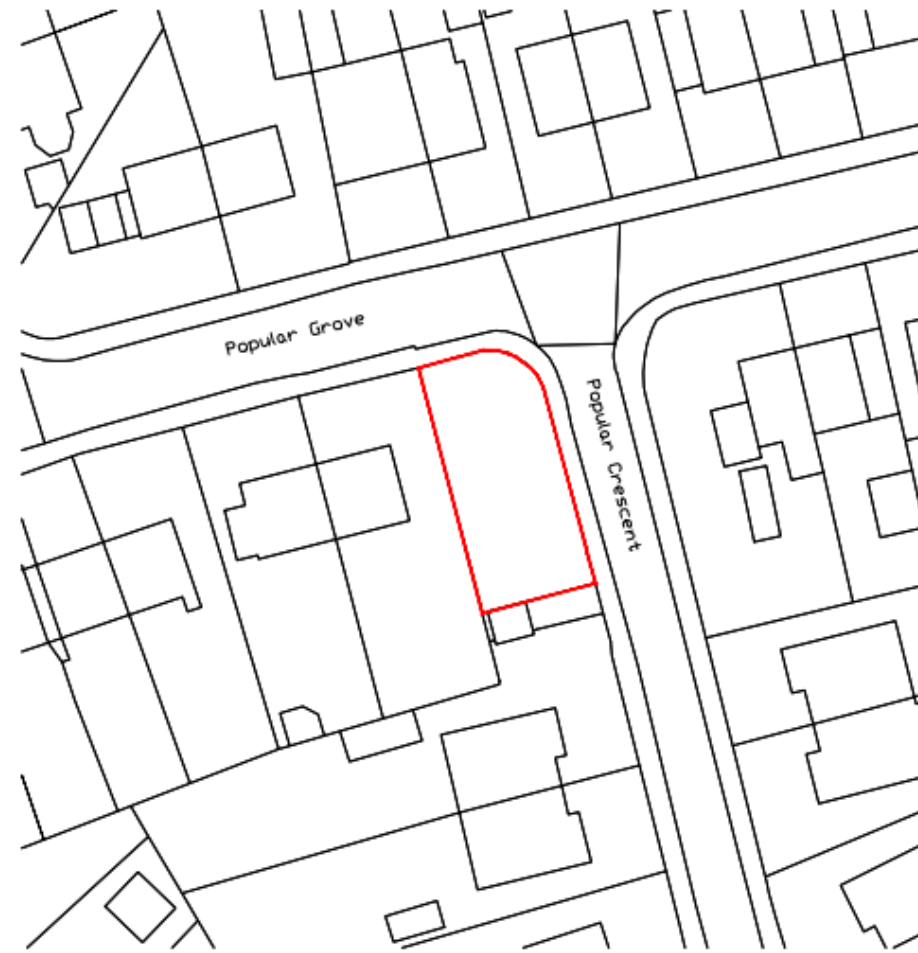
The new build sites are all too small, too costly and too complex for private developers (including Registered Providers) to develop. A conversion scheme at Cavendish House would potentially be attractive to private sector developers and landlords, however, it is likely that another HMO would be created in an area already saturated with poor quality private sector housing.

These new homes will use heat pumps, rooftop solar PV and bio based construction materials.

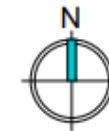
Delivery Partner:	North Yorkshire Council
Project address:	Multiple Sites: 70 Poplar Grove, Harrogate, HG1 4PN; 22 Springfield Drive, Boroughbridge, YO51 9DE; 31 Gascoigne Crescent, Harrogate, HG1 2AJ; Cavendish House, Roberts Street, Harrogate, HG1 1HP
Brownfield Housing Fund requested:	£126,000
Number of homes unlocked as a result of the development:	9
Affordable homes:	9 (100%)
Brownfield Land Redeveloped (Ha):	0.0784ha

Officer Recommendation	Approval, subject to further due diligence and contractual obligations Discrete sites but they will be provide 100% affordable housing in some of the most unaffordable areas of North Yorkshire.
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Site Plan - Poplar Grove

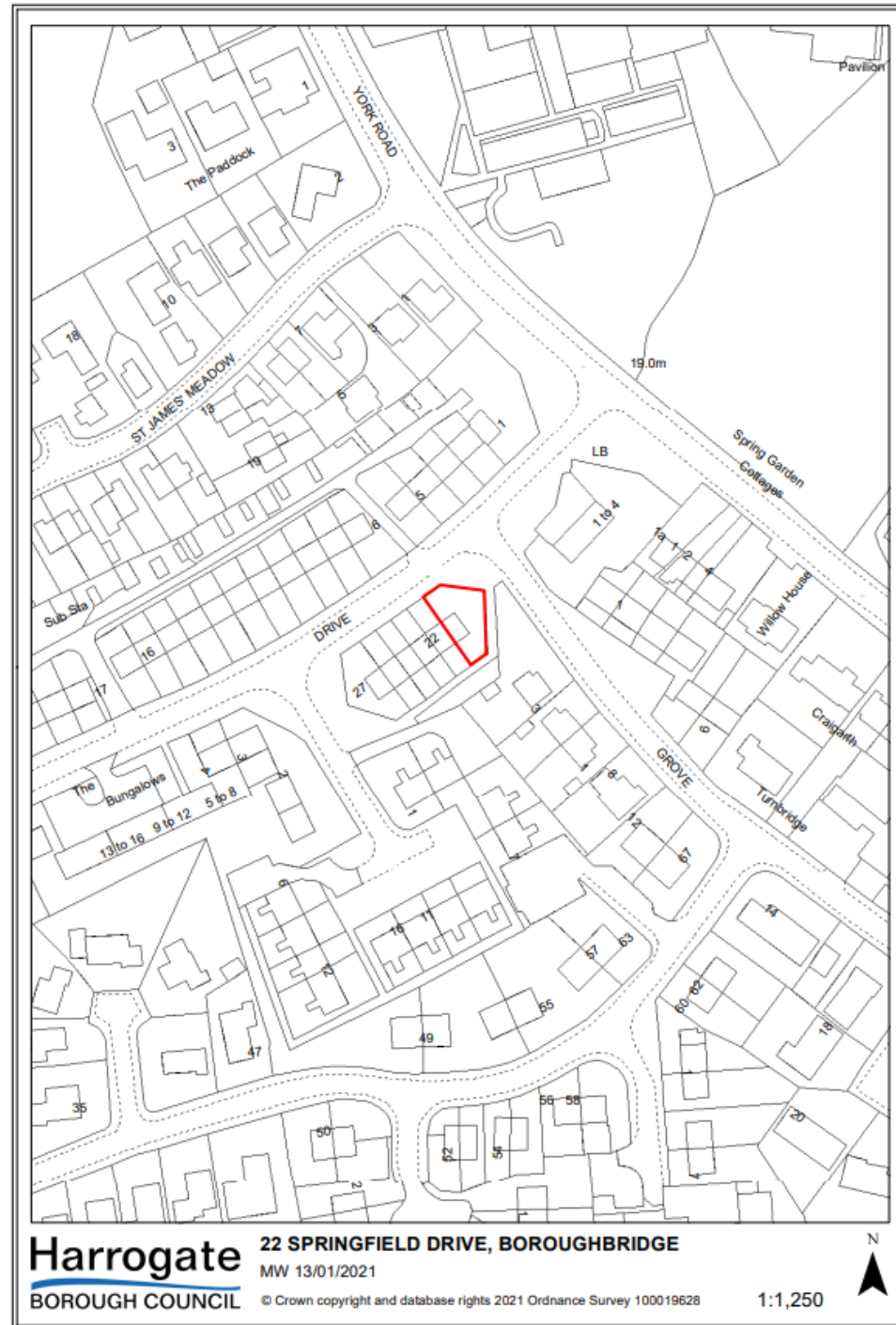


Scaled @ 1:500



SITE: Poplar Grove, Harrogate		TITLE: Location Plan		REV.	DESCRIPTION:	BY:	DATE:
DRAWING NO.: 02		PROJECT NO.: 2156	DATE: OCT 21	AMENDMENTS:			
SCALE AT A4: 1:500	DRAWN: SSH	CHECKED:	REVISION:	STEN ARCHITECTURE Web: www.sten-architecture.co.uk Twitter: @STEN_arch Facebook: stenarchitectureltd LinkedIn: Sten Architecture STEN Architecture Ltd The Studio Harrison Street Wakefield WF1 1PS Tel: 01924 950985			

Site Plan - Springfield Drive

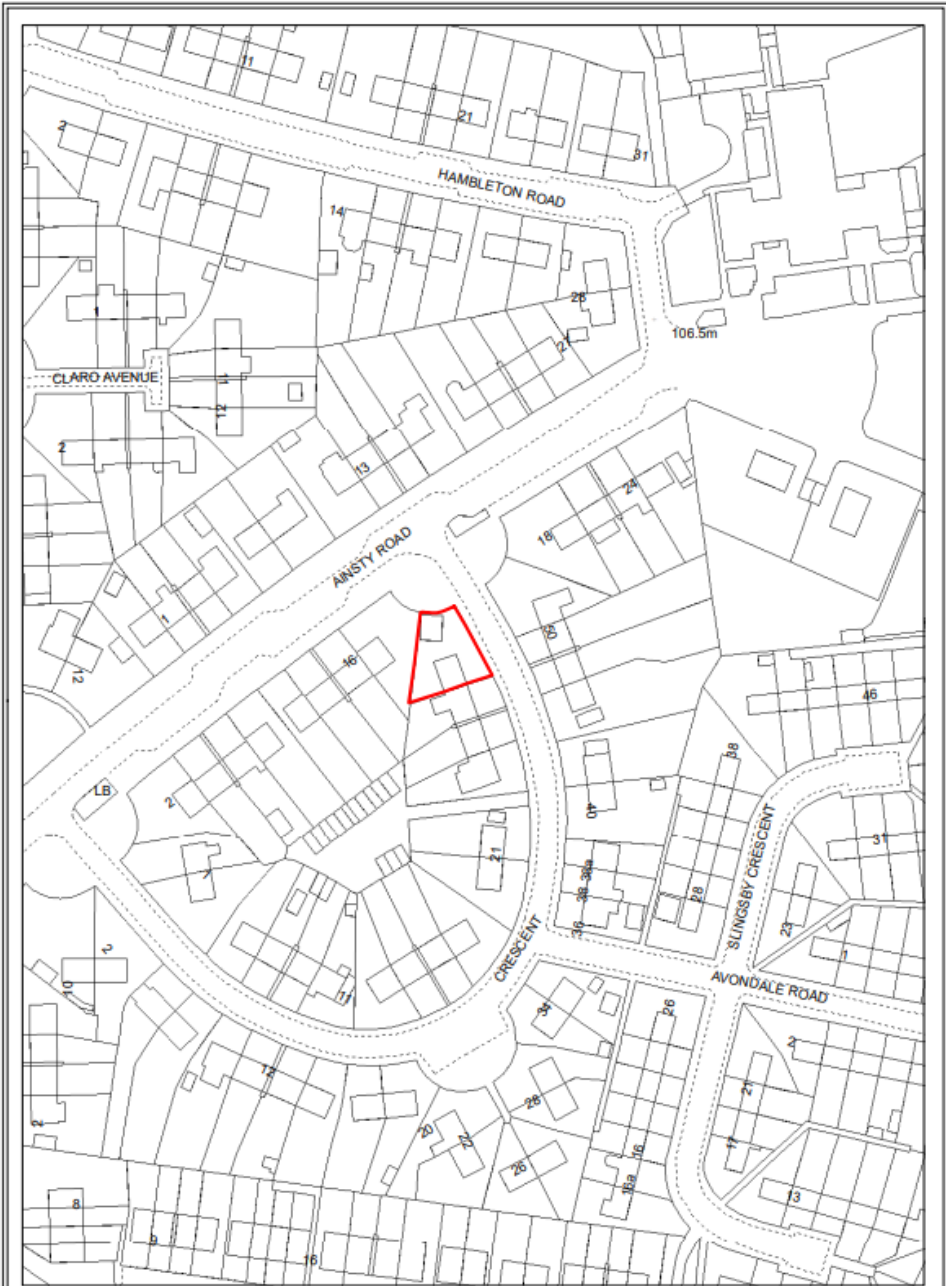


Harrogate 22 SPRINGFIELD DRIVE, BOROUGHBIDGE
MW 13/01/2021

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1:1,250

Site Plan - Gascoigne Crescent



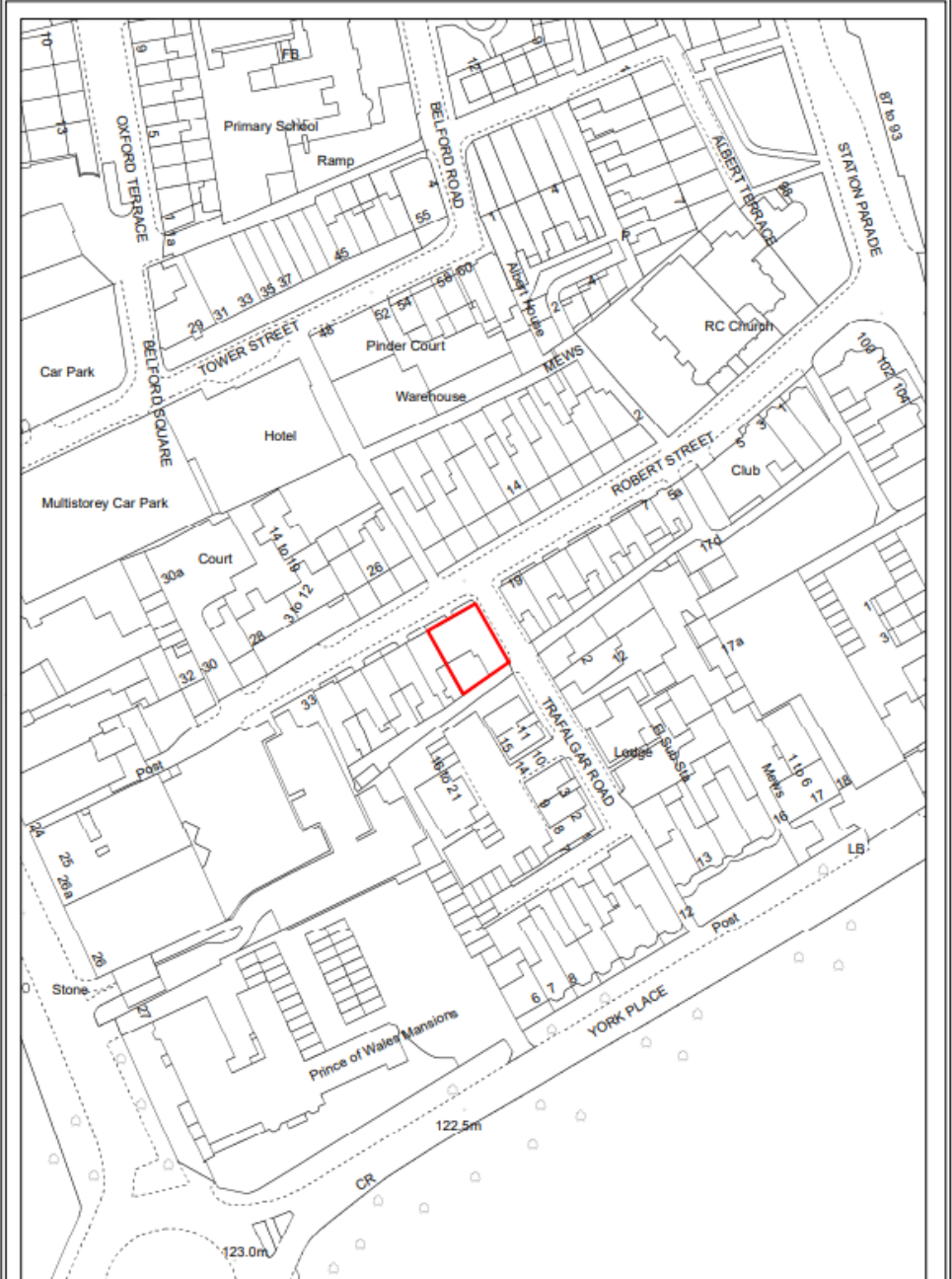
Harrogate 31 GASCOIGNE CRESCENT, HARROGATE
BOROUGH COUNCIL MW 13/01/2021

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1:1,250



Site Plan - Cavendish House



Hawthorn Terrace South - Project Overview

Five affordable homes will be built, replacing a number of garages that are currently on the site. Use of the garages is redundant as they are too small for modern cars, having been built in the 1960s.

Three homes will be offered for Social Rent (60%) and two for Shared Ownership (40%). The scheme will deliver five 2-bedroom 3-person homes built to Nationally Described Space Standards, meeting the need for affordable accommodation for small families in the area.

All of the homes will be built to achieve high energy efficiency ratings. This includes a 'fabric first' approach, such as the use of air source heat pumps to heat the homes.

Currently, there are issues for this site, including demolition, site preparation costs and then relatively high construction prices, due to recent inflation.

Delivery Partner:	Joseph Rowntree Housing Trust
Project address:	Hawthorn Terrace South, York, YO32 4AL
Brownfield Housing Fund requested:	£125,000
Number of homes unlocked as a result of the development:	5
Affordable homes:	5 (100%)
Brownfield Land Redeveloped (Ha):	0.06ha

Officer Recommendation

Approval, subject to further due diligence and contractual obligations

The site is meeting housing needs primarily linked to affordability (which is in high demand in York) and incorporates energy efficiency measures. As a Registered Provider, the applicant requires public subsidy to enable the homes to be affordable.

The abnormal costs on the site include additional design features that are required to complement the adjacent Listed properties and the location of the scheme in the heart of the New Earswick conservation area. Removal of trees is required, but proposals include tree planting replacement at 2:1 ratio.

Site Plan - Hawthorn Terrace



NOTES
 Do not scale from this drawing. Only figured dimensions are to be taken from this drawing.
 Consider road width all dimensions on the before commencing any work or other drawing.
 Report any discrepancies to the architect before commencing work. If this drawing exceeds the quantity listed in any way the architect will be informed before the work is started.
 Work within the Construction (Design & Management) Regulations 2015 is not to start until the Construction Health and Safety Information has been produced by the Principal Designer and a Principal Contractor has produced a Construction Phase Health and Safety Plan.
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 The drawing originates from the CAD file:
 S:\2020\20843_02 Hawthorn Terrace South, New Earswick\019_050
 Drawn: jeh
 Issue: 1/25 Approval: 20843_02B_00_XX_MC_A_0187_2020_0208_House
 Update: jeh

REVISIONS

Rev	Description	Drawn	Date	CHK	Date
P1	First Issue	jeh	20/12/22	jeh	20/12/22



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 Email: info.bsb@hull.ac.uk

RIBA #
 CLIENT
 Joseph Rowtree Housing Trust

PROJECT
 Residential Development,
 Site 2, Hawthorn Terrace South,
 New Earswick

DRAWING TITLE
 Preliminary Site Layout
 (5nr 2b3p properties)

Drawing Status For information_S2	Scale 1:250	Sheet Size A3
Drawn jeh	Checked jeh	Date 20/12/22
Drawn jeh	Checked jeh	Date 20/12/22
Drawing No. 20843-BSB-00-XX-DR-A-0009	Revision P1	



City of York Council Housing Delivery Programme Sites- Project Overview

The sites included within this programme bid are all brownfield sites and are subject to a range of issues resulting from their previous uses. They have remained undeveloped for a prolonged period with most of these sites having been marketed for housing and being deemed unviable by the private sector.

Willow House and Lowfield plot A will be developed to high standards, maximising both affordable housing and sustainability, and delivered via the City of York Council's Housing Development Programme. Woolnough and Clifton sites will be delivered by a procured Registered Provider partner. The selection of an RP partner will ensure that carbon reduction and energy efficient homes are central to the delivery strategies.

All homes will be built to M4(2) 'Accessible and Adaptable dwellings' as a minimum to meet the changing needs of residents. 10% of homes will deliver M4(3) 'Wheelchair user dwellings'. These homes are in short supply across all tenures and are increasingly important in response to the aging population. This programme bid incorporates housing for older people and mental health housing



Note: Clifton Site Plan was not submitted

Delivery Partner:	City of York Council
Project address:	Multiple Sites: Willow House Long Close Lane, Walmgate, York, YO10 4UP; Lowfield Green Phase 2, Plot A, Rosemary Road, York YO24 3FQ; Clifton Without School Site, York YO30 6NS; Woolnough House, Woolnough Avenue York YO10 3RE
Brownfield Housing Fund requested:	£1,540,000
Number of homes unlocked as a result of the development:	70
Affordable homes:	70 (100%)
Brownfield Land Redeveloped (Ha):	1.2 ha

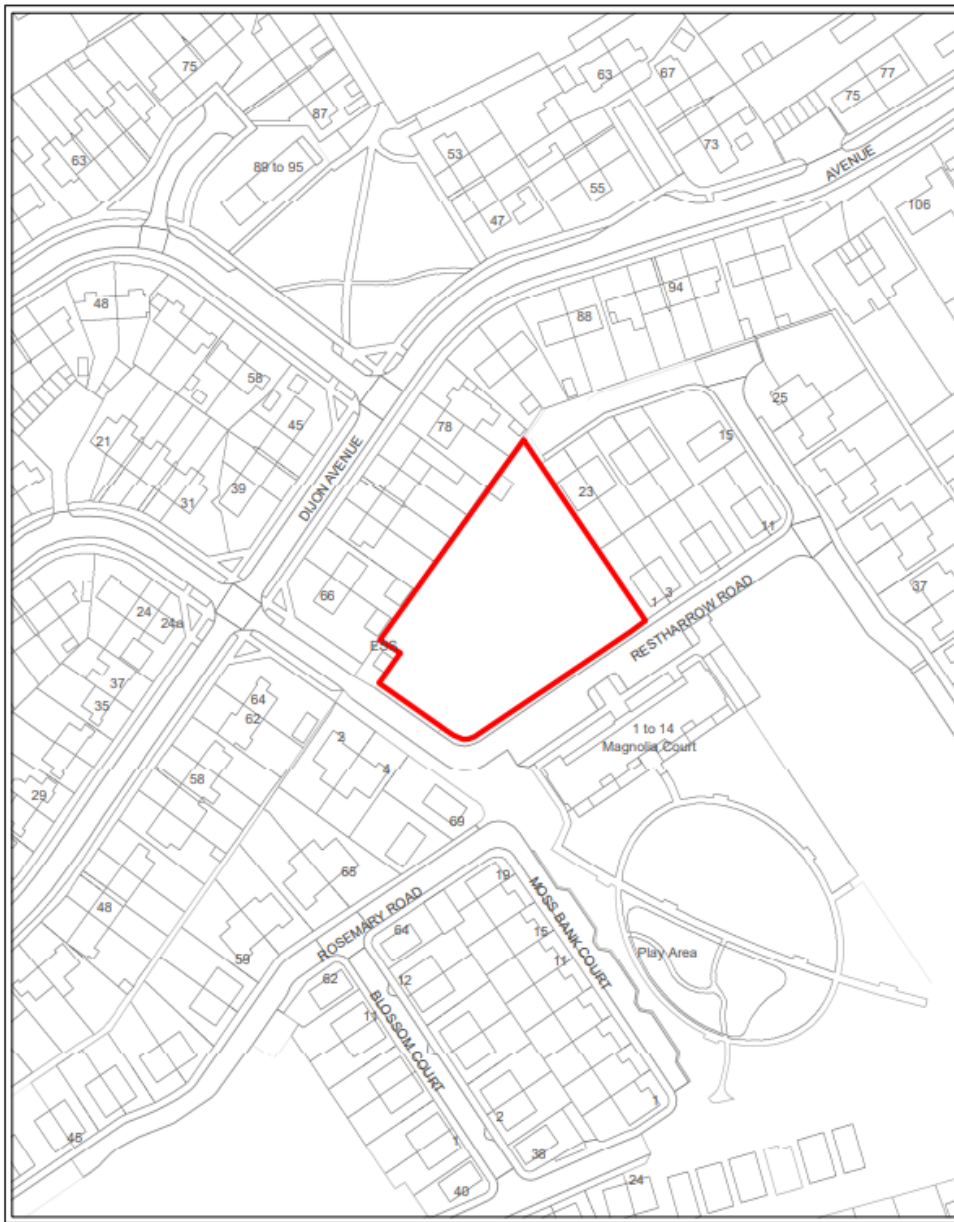
Officer Recommendation	Approval, subject to further due diligence and contractual obligations Whilst individually the sites are modest, collectively they have the potential to release over 70 much needed affordable homes for the city. All sites will be built sustainably, helping to reduce costs and fuel poverty. The homes will be suitable for multiple demographics, including those with disabilities.
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Site Plan - Willow House



 Site boundary - South Walmgate  Site boundary - Willow House  Extended site boundary - proposed

Site Plan - Lowfield Green Plot A



 CITY OF YORK COUNCIL	Lowfield Green Vacant Plot A		
	SCALE: 1:1,250	DRAWN BY: CC	
Asset & Property Management	Asset & Property Management		Drawing No.
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Site Plan - Clifton



RESIDUAL DESIGN RISKS - CDM REGS ARE IDENTIFIED WITH THIS SYMBOL. SEE DESIGN RISK SHEET OR LAYOUT. DIVISION NOTES

15.03.22	2	Changes added - review with client	AT
17.03.22	3	Revised for planning submission	AT
17.03.22	4	Final plan issued for planning submission	AT
17.03.22	5	Final plan issued for planning submission	AT



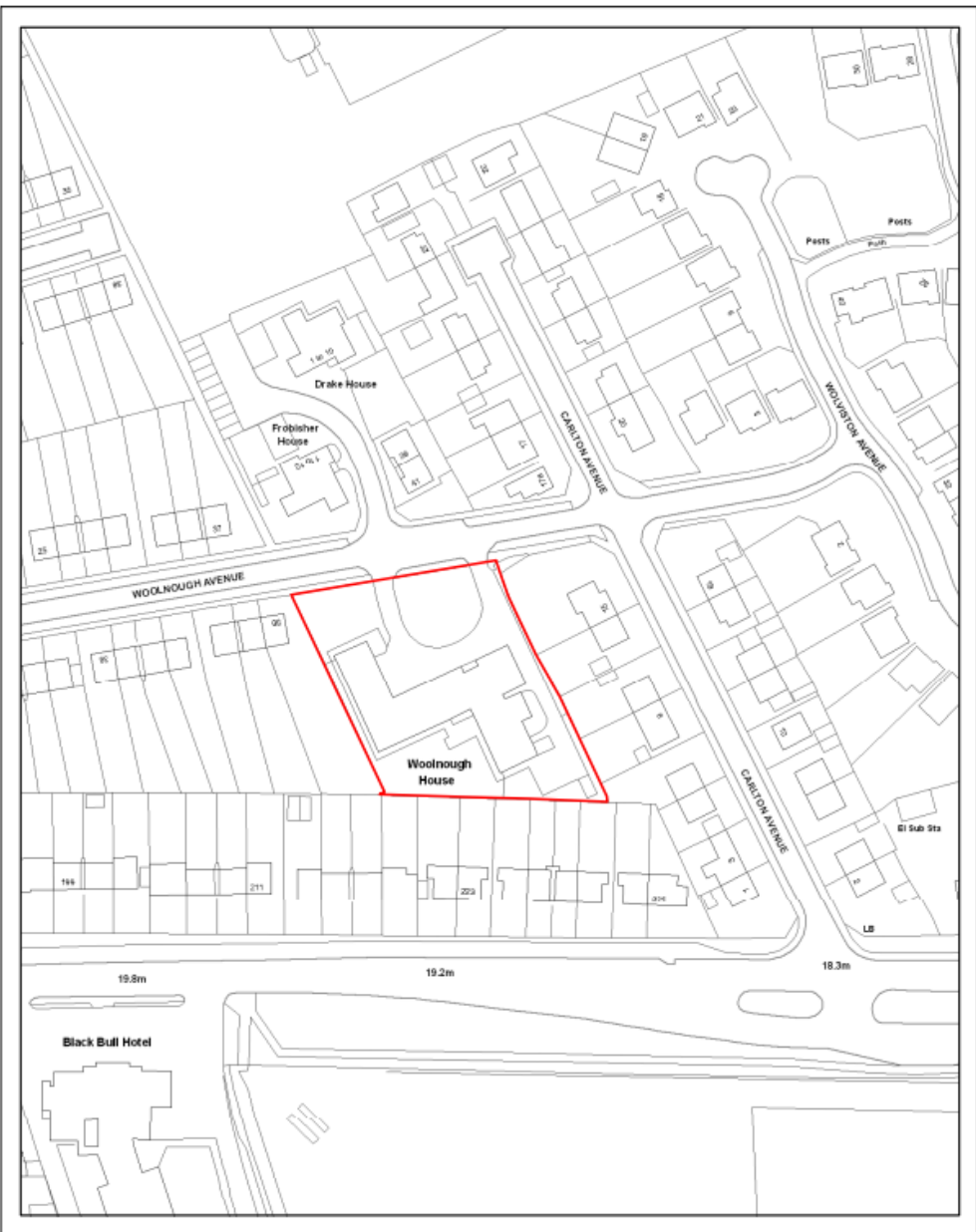
CLIFTON EXPLORE LIBRARY
SITE PLAN AS PROPOSED

AT	AT	AT
Mar 2022	1/200	

PLANNING

200043/P101 C

Site Plan - Woolnough House



Resources
Property Services

Woolnough House Elderly Peoples Home



SCALE: 1:1,250

DRAWN BY: GR

DATE: 02/11/2010

Originating Group

Property Services

Drawing No.

E00647

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Community Led Housing Co-operative @ Lowfield Green - Project Overview

YorSpace have developed an innovative Mutual Home Ownership (MHO) model; Lowfield Green is the pilot site for this scheme. This allows resident members of the co-operative to acquire equity in their homes but in a way that is regulated so that the homes stay affordable in perpetuity by keeping them off the open market.

YorSpace has planning permission approved to build 19 homes to Passivhaus Standard, and with costs to the residents being no more than 80% of the comparable open market.

Central to the Lowfield Green scheme design are the three pillars of Community, Sustainability and Affordability that all lead to a happier, healthier and more equitable way of living.

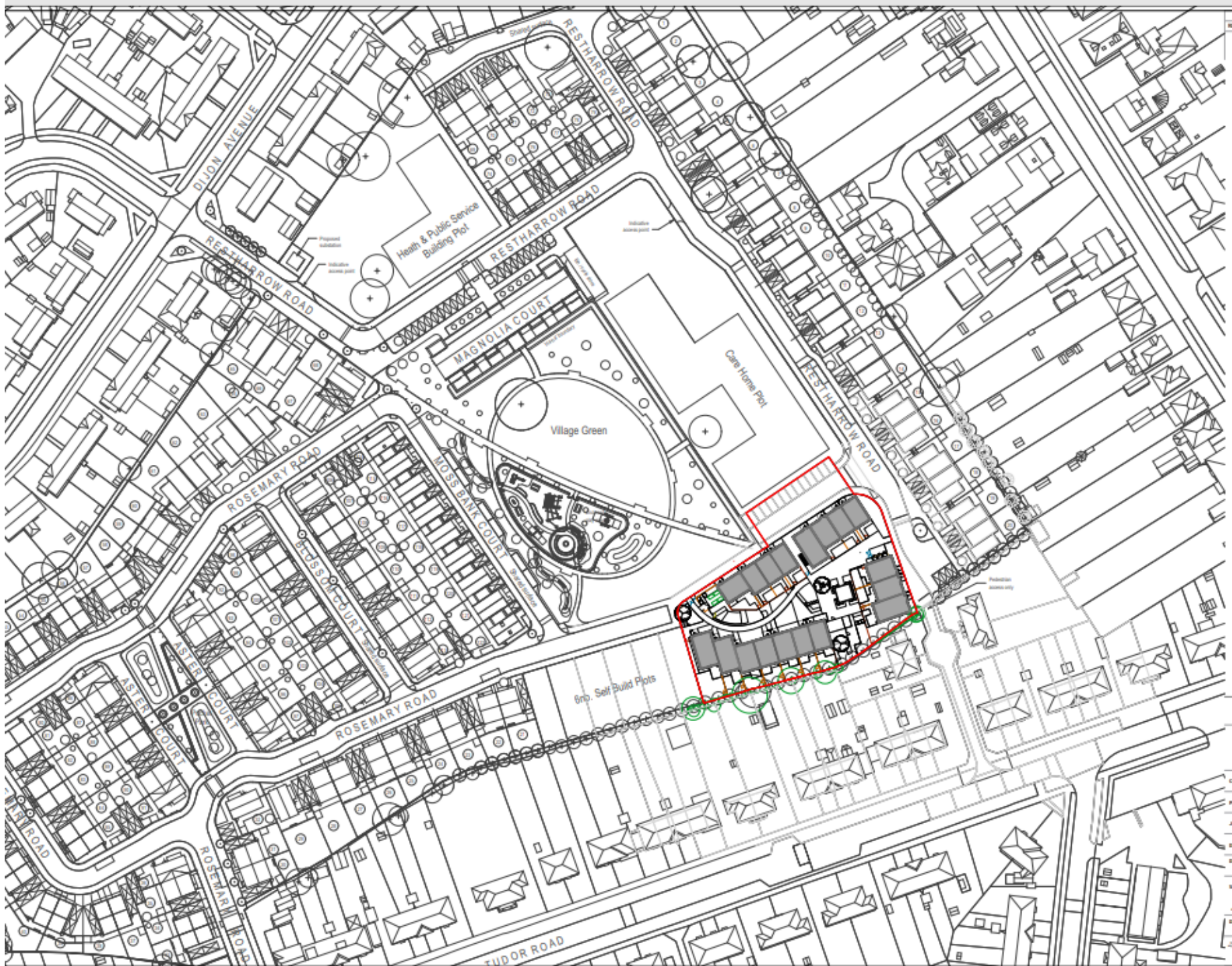
Delivery Partner:	YorSpace CLT Ltd.
Project address:	Restharrow Rd, Acomb, York YO24 3FS
Brownfield Housing Fund requested:	£516,000
Number of homes unlocked as a result of the development:	19
Affordable homes:	Mutual Home Ownership Model, which is not currently recognised as an affordable tenure by Homes England.
Brownfield Land Redeveloped (Ha):	0.3177

Officer Recommendation

Approval, subject to further due diligence and contractual obligations

The project will provide housing that is designed to be more inclusive and will support the delivery of strategic housing and Net Zero ambitions by building 19 high performance affordable homes with high-quality community spaces. The development will be significantly more energy efficient than other homes available on the open market. The homes will be developed as a pilot for an innovative Mutual Home Ownership (MHO) model, a new form of home ownership with affordability at its heart. This innovative new form of affordable housing offers the opportunity to pilot a new methodology which could be replicated throughout the region if successful.

Site Plan - Lowfield Green



REVISION HISTORY		
REV	DESCRIPTION	DATE

DRAFT

designdwell
18, St George's Road, New Malden, Surrey, UK
 020 8890 9200 | www.designdwell.co.uk

CLIENT: Lowfield Green Housing Co-ops
 PROJECT: Lowfield Green
 JOB NO.: 21/02
 DRAWING: Site Location Plan
 BRG NO.: SCALE: 1:500 @ A1
 100' 1" = 100'

SCALE BAR: 0 10 20 30 40 50 60 70 80 90 100
1:500

APPROVED: DATE: 14/01/23

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