



Derwenthorpe properties are built to Lifetime Homes standards, to enable residents to remain in their home and adapt the space should they become less mobile or physically impaired.

Additionally, residents have the capacity to extend living spaces into the loft – a feature which enables the home to expand to meet the needs of a growing family or to accommodate live-work patterns.

There are over 500 homes on the 21.7 hectare site, with a mix of affordable rent and market sale properties. Derwenthorpe is a partnership scheme between the Joseph Rowntree Housing Trust and Barratt Developments.

Post-occupancy evaluation has spanned six years and revealed that the majority of residents (89%) were satisfied with their homes, with residents more likely to be 'very satisfied' than the national average. Residents repeatedly complimented the space standards of the contemporary design. The generous architectural design of homes includes higher ceilings than most new-build properties and larger windows. The additional space and light are highly regarded by residents and impacts positively on their quality of life.

The homes have proved flexible enough to meet a variety of needs, with some modifying the original purpose of the room: for example, converting an upstairs bedroom into a study. People generally like having space for all members of the family, and many like the open plan nature of the living space.

Front gardens are small and ungated, so front doors seem more approachable, and lend to a strong sense of community. In addition, the variety of social clubs, mix of people and abundance of well-designed green space, including a tranquil nature pond, has led to a thriving neighbourhood.

## 2A) Derwenthorpe, York

- York
- Mixed Tenure
- 500+ homes



“ *It's very nice, very nice. To the point where I can't imagine myself really living somewhere else now.* ”

- SINGLE PARENT, SHARED OWNER, PHASE 2

“ *On the whole, the house is very comfortable, and it's a pleasure being here.* ”

- COUPLE WITH A CHILD, OWNER, PHASE 3



HOUSING



GREEN SPACE



NEIGHBOURLINESS



WALKING & CYCLING



CARS



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