

shirecliffe new homes - sheffield design and access statement
sites N and O



Issued as a supplemental document to a full planning permission application
July 2009

stephenson bell
architects and planners

aeroworks
5 adair street manchester M1 2NQ
t 0161 273 7204 f 0161 272 8553
e-mail@stephenson-bell.com
www.stephenson-bell.com



Contents

1.0 Introduction

- 1.1 Statement
- 1.2 Architectural Commission
- 1.3 Consultations
- 1.4 Relevant Projects and Experience

2.0 Context

- 2.1 Location
- 2.2 Shirecliffe New Homes
- 2.3 S.W.O.T. Analysis
- 2.4 Scale
- 2.5 Appearance
- 2.6 Landscaping

3.0 Design Proposals

- 3.1 Objectives
- 3.2 Use
- 3.3 Amount
- 3.4 Layout
- 3.5 Scale
- 3.6 Landscaping
- 3.7 Appearance

4.0 Access

5.0 Design Drawings

1.0 Introduction

1.1 Statement

This design and access statement has been prepared to support a Full Plans Application. The report has been written in accordance with CABE's guide 'Design and Access Statements – How to write, read and use them'.

1.2 Architectural Commission

Stephenson Bell was selected by interview by the The North Regeneration Team of Sheffield City Council in May 2008 to carry out the planning application for the 16 sites of the Shirecliffe New Homes Development.

1.3 Consultations

During the design development process numerous consultations have been undertaken with the following people:

Eleanor Parker	Planning Officer
Vicky Penn	Planning Officer
Dan Hartley	Urban Designer
Nick Silvani	Transport Planning Officer
Brian Messider	Accessibility Officer

1.4 Relevant Projects and Experience

Stephenson Bell has over 30 years experience and has a national & international reputation for thoughtful, creative, contemporary architecture. The practice has received numerous design awards for a wide range of projects including a number of other residential developments.



Lobb Lane Mill, Brierfield
MSA Design Award - 2008
RIBA National Housing Design Award 2008



Kersal, Salford

2.0 Context

2.1 Location

The Shirecliffe Estate is located to the south of Herries Road, a main east-west city link, and the eastern part lies on Shirecliffe Road, an important link to the Sheffield City Centre, 2.5 miles away. Originally Council owned, the estate now has a significant proportion of properties that are in private ownership.

2.2 Shirecliffe New Homes

The application site forms part of a wider development within the Shirecliffe area. The proposed overall development is called Shirecliffe New Homes and constitutes 16 individual sites throughout the Estate. This application comprises of sites N and O.

2.3 S.W.O.T. Analysis

SWOT analysis of context (strengths, weaknesses, opportunities for improvements and threats to the project's success.

Strengths

- Community spirit
- High levels of 'greenery'
- Solid housing stock
- Large gardens
- Long vistas – elevated sites
- Access to open space/parkland

Weaknesses

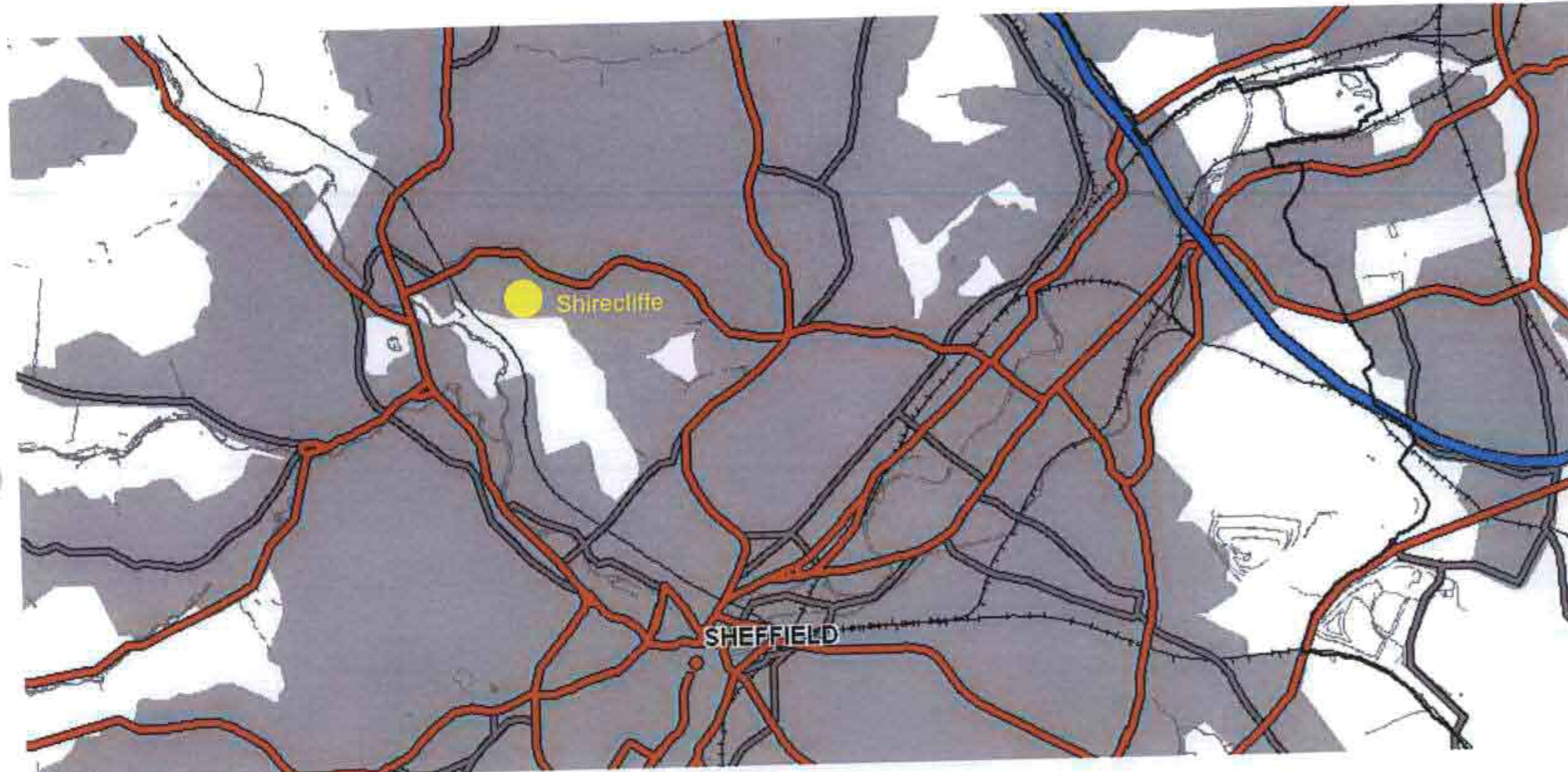
- Need for greater diversity of housing – majority 2 bed homes
- Multiple facade treatments – cluttered streetscape
- Unmaintained boundary treatments (hedges, fences etc.)
- Street parking – worn grass verges

Opportunities for improvements

- Create an affordable, well designed housing product
- Reinstate building lines and a sense of place
- Increase landscaping – improve verges
- Diversify housing mix – allow for different household sizes and character
- Minimise environmental impact and reduce energy bills
- Reduce impact of cars on street
- Create adequate refuse storage and remove from street scene

Threats to projects success

- Building a similar development to what was demolished and not achieving the desired impact/level of regeneration
- Pastiche design
- Design by committee (community consultation)
- Existing housing stock deterioration - reducing new homes' desirability.
- House price reductions



Location plan



The 16 sites of the Shirecliffe Masterplan

2.0 Context

2.4 Scale

The Shirecliffe Estate was built inter war comprising mainly of two and three bedroom houses, in semi and terraced layouts. The height of the existing properties in Shirecliffe is generally a constant two storeys with a large hipped roof, the width altering depending on whether the property is terraced or semi-detached.

The Estate has a low density character with the houses enjoying large front and back gardens.



Plan showing the relatively low density of the Shirecliffe Estate



Aerial View of Sites N,O and P

2.0 Context



2.0 Context



2.0 Context



2.0 Context



Fluctuating banding



Banding types



Meadow behind the Shirecliffe Woodland



The woodland backdrop to many houses

2.5 Appearance

Materials

The existing housing stock, once a clear palette of materials consisting mainly of red brick and slate roofs has become disordered over time as a result of mixed tenure. Now multiple sections of coloured render and pebble dash dominate. Even the remaining areas of brickwork are often painted in several shades of red. This has led to a dilution of the local identity.

Banding

The more recent, lighter areas of material generally lie in horizontal bands across the facades and in the main fit into one of three categories....

- 1) Large brick base (ground to first floor window sill) and small, upper, lighter band
- 2) Small brick base (ground to ground floor window sill) and large, upper, lighter band
- 3) Full brick elevation (ground to eaves)

The banding, (except for the few remaining all brick elevations) takes the form of several materials and colours, often mixed up in the same elevation. The houses which have a smaller base (less brick) tend to have the most varied amount of materials/colours.

The banding appears to take little logic or pattern in distribution, adding to the assortment of elevations.

Roofscape

The most dominant feature of the existing housing stock is the dark, tiled, hipped roofs. The roofs have a steep pitch (40 degrees) and high ridge level resulting in a greater ratio of roof to facade than standard. Comprising over 40% of the elevation, this creates a heavy character, emphasised by deep overhangs at the eaves. Lighter material generally found directly beneath the roof creates a 'floating' effect, enhancing the structures' bulk. The heaviness creates a feeling of oppressiveness throughout the Estate, giving a sense of overbearing by the weighty, dark structures.

2.0 Context

2.6 Landscaping

Verges

The existing verges are generally in a poor state of disrepair as cars park on the sections of grass resulting in ugly bald patches. In certain parts of the estate, the verges have been hard landscaped with block pavers or tarmac.

Boundary Treatments

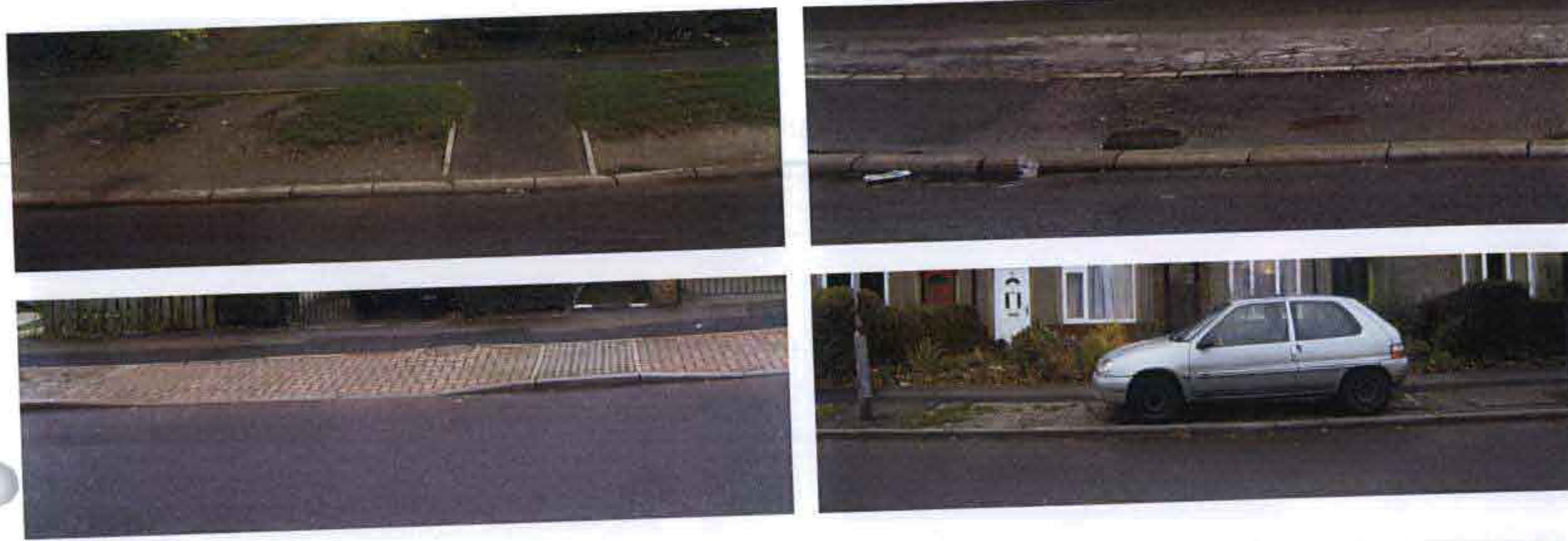
The houses' boundary treatments vary across the estate. They include...

- 1) Hedges
- 2) Timber fencing (poor quality)
- 3) Red brick dwarf walls and railings
- 4) Metal palisade fencing
- 5) Concrete posts with fence panels

Arguably the most successful are maintained bushes that give a softer edge to the Estate.

Trees - See the attached tree survey

Running along the south of the Shirecliffe Estate is a ribbon of woodland. The trees are a major asset of the Estate and form a fantastic backdrop to many of the houses.



Existing verges



Existing front boundary treatments

3.0 Design Proposals

3.1 Objectives of the Shirecliffe New Homes

Design attractive, high quality, sustainable, saleable homes

Develop the strengths of the existing neighbourhood but also create a distinct 'look' to create a new character and identity.

A housing mix of predominantly 3 and 4 bedroom properties
Flexible and adaptable housing layouts

6no. Bungalows (affordable housing element)

Achieve Level 3 of the Code for Sustainable Homes

Minimum 10% renewable energy created on site

Minimum 25% comply with Mobility Housing standards

Minimum 50% comply with Lifetime Homes standards

Comply with Sheffield Council's Developer Manual – silver quality standard

Where possible, improve the public realm

The design approach has been to respond to the surrounding area of Shirecliffe, addressing the materials, form and scale of the context without resorting to pastiche.

3.2 Use

Function

The brief is for the design of a high quality residential development of predominantly family housing. The cleared sites are broken down into sixteen, brownfield, infill plots, which total an approximate area of 1.72ha. The sites have a random distribution throughout the existing Shirecliffe Estate with little logic applied to the potential for future development.

Community Consultation - see the attached Consultation Supporting Statement

Consultation regarding new homes within Shirecliffe dates back to 2001. The perceived problems and aspirations of the local community have been incorporated into the designs of the new homes.



Poster displayed at the Shirecliffe Fair July 2008

3.0 Design Proposals



3.3 Amount

Figures

The sixteen sites (A-P) vary in size and are broken down with the following distribution:

Site	Units
A	8
B	6
C	7
D	7
E	4
F	3
G	2
H	4
I	5
J	2
K	2
L	2
M	2
N	6
O	11
P	8

Total 79

Housing Mix

House Type	no.	%
2 Bed Apartment	7	8.9%
2 Bed Bungalow	6	7.6%
2 Bed House	8	10.1%
3 Bed House	48	60.8%
4 Bed House	10	12.7%

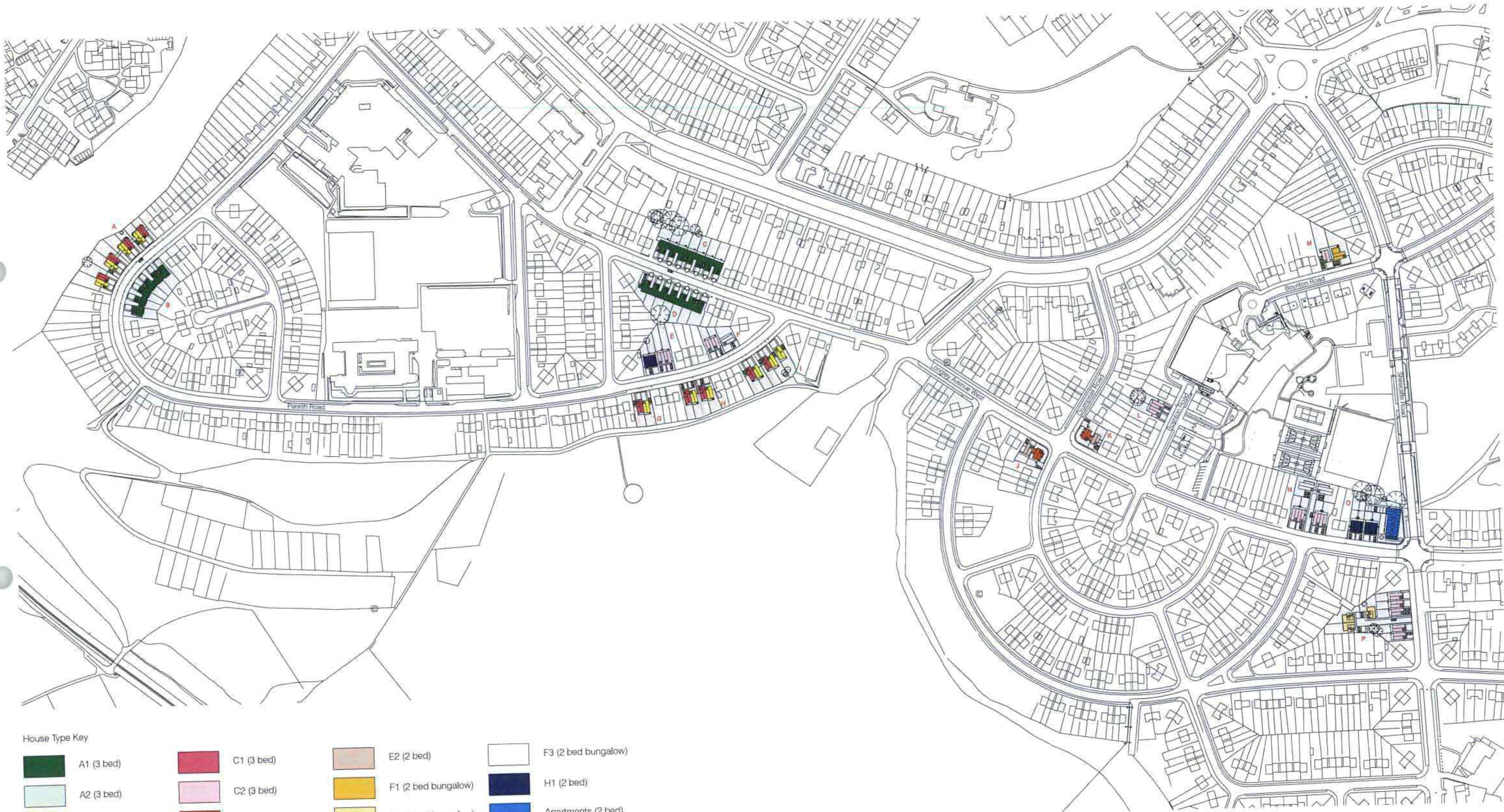
A more detailed area schedule is attached to the appendix of this document.

Commercial Viability













The housing mix and layouts have responded to the realities of market influence and delivery. This has been achieved by researching the views of local estate agents and prospective buyers. The conclusions of the research and economic viability will ensure deliverability of the project and reduce the risk of drastic value engineering once planning consent has been achieved.

Other than the 6 bungalows, the development is proposed for private sale with mainly 3 and 4 bedroom houses complementing the existing housing stock of predominately 2 bedroom properties. The current market slowdown has resulted in slightly tighter floor areas whilst still conforming to the Sheffield Council Developer Manual Space Standards. Market research with Estate Agents has shown the floor areas to be still much more generous than standard developer-led projects.

3.0 Design Proposals



House Type Key

	A1 (3 bed)		C1 (3 bed)		E2 (2 bed)		F3 (2 bed bungalow)
	A2 (3 bed)		C2 (3 bed)		F1 (2 bed bungalow)		H1 (2 bed)
	B1 (4 bed)		E1 (3 bed)		F2 (2 bed bungalow)		Apartments (2 bed)

3.0 Design Proposals

Sustainable Design - See attached Sustainable Energy Strategy

The development will work to the following standards;

Minimum Code for Sustainable Homes Level 3, requiring a 25% reduction in regulated carbon emissions compared to the building regulations standard, as indicated by the 'dwelling emission rate'

SAP 85 (the government's assessment of relative energy costs for dwellings)

10% reduction in carbon emissions through on-site renewable/low carbon energy initiatives, measured against total dwelling emissions including appliances

Density

The new developments take a similar density to the houses that were demolished. At an approximate density of 40 dwellings per hectare, this equates well with the Garden City suburbs of Hampstead and Letchworth. This density allows for large gardens, adequate car parking (off street) and back of house refuse areas (no ginnells). The density helps create the appropriate, saleable product for the area.



Existing Figure Ground Plan



Proposed Figure Ground Plan

3.0 Design Proposals

3.4 Layout

Distribution

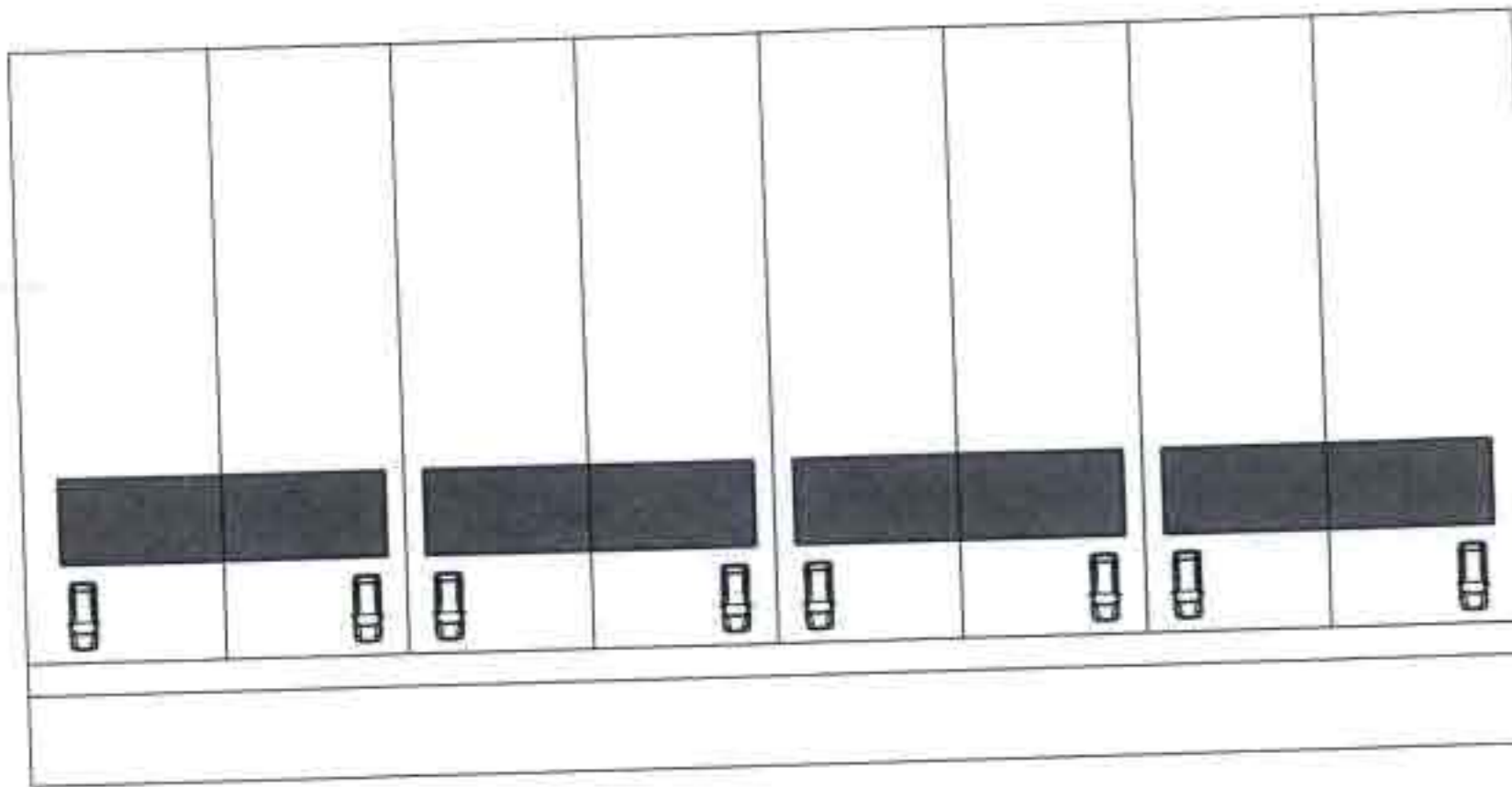
Working to the Council's design brief, contemporary insertions act as a catalyst for regeneration. The house types then work in different ways to suit the individual sites' parameters. These include;

- Aspect
- Context
- Appropriate street scene
- Building line
- Distance to local services
- Garden size
- Possible number of parking spaces
- Maximising a saleable product
- Refuse storage
- Site depth

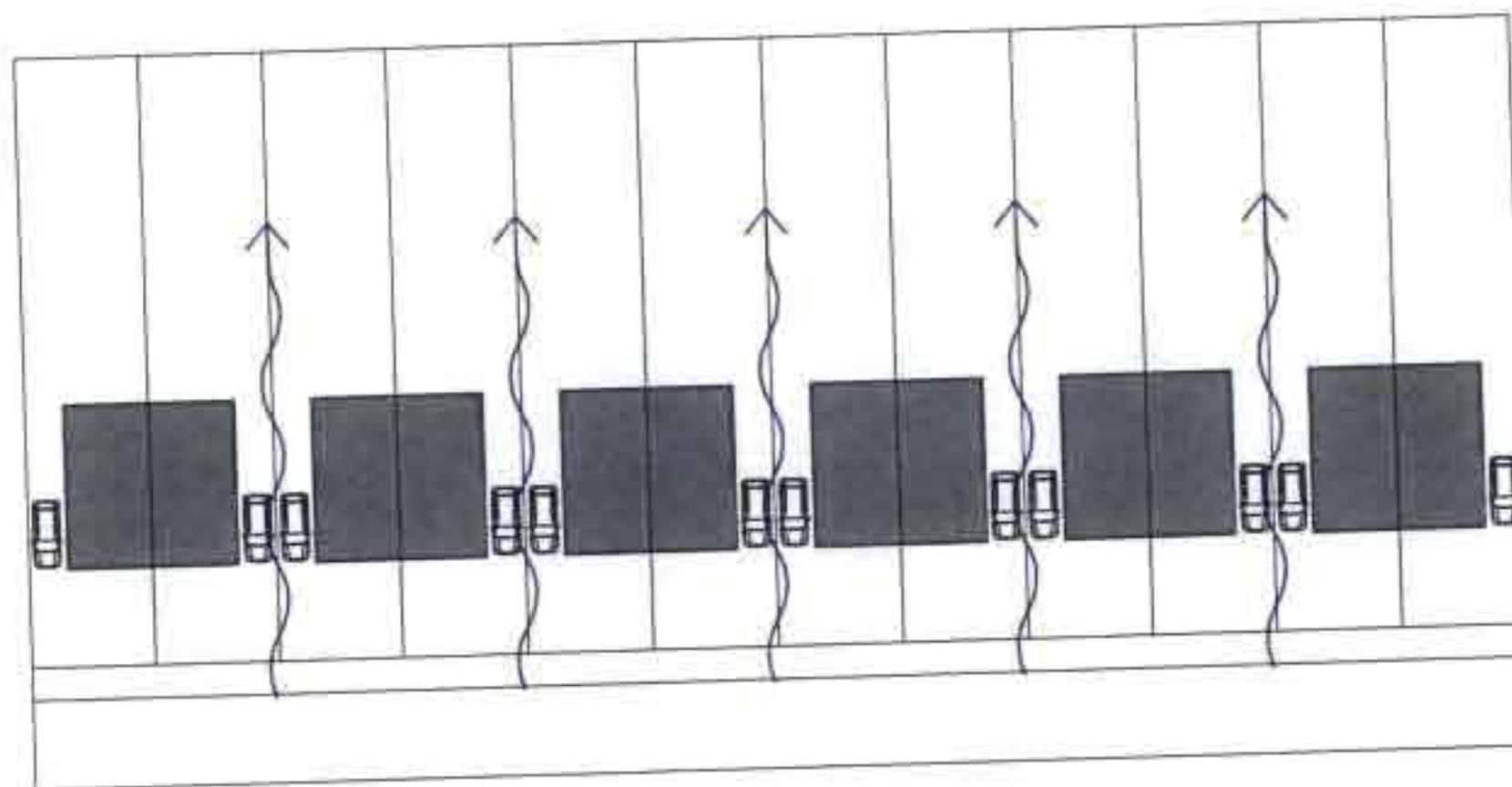
Compared to the existing houses, the new homes are rotated by 90 degrees, as the gable end now meets the street. This design feature creates a greater individual massing resulting in a more human scale and articulated elevation. This produces greater permeability, enhanced streetscape rhythm and develops the deep sites to their full potential. Others have commented that the proposals now 'reach for the sky' as a metaphor for the optimism/regeneration of the area.

Block Layout Diagrams

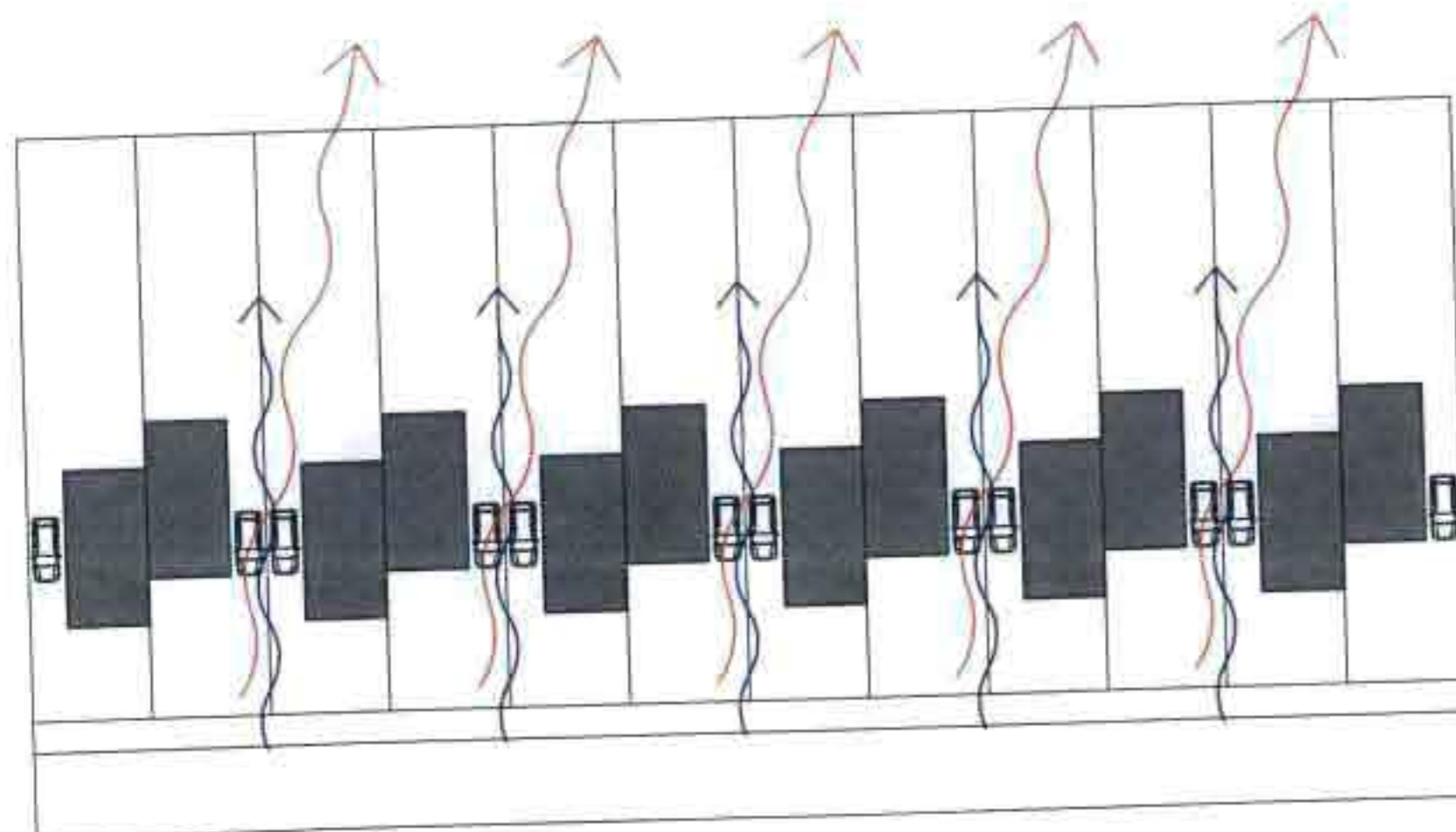
1. Existing layout - cars dominate a heavy street frontage.



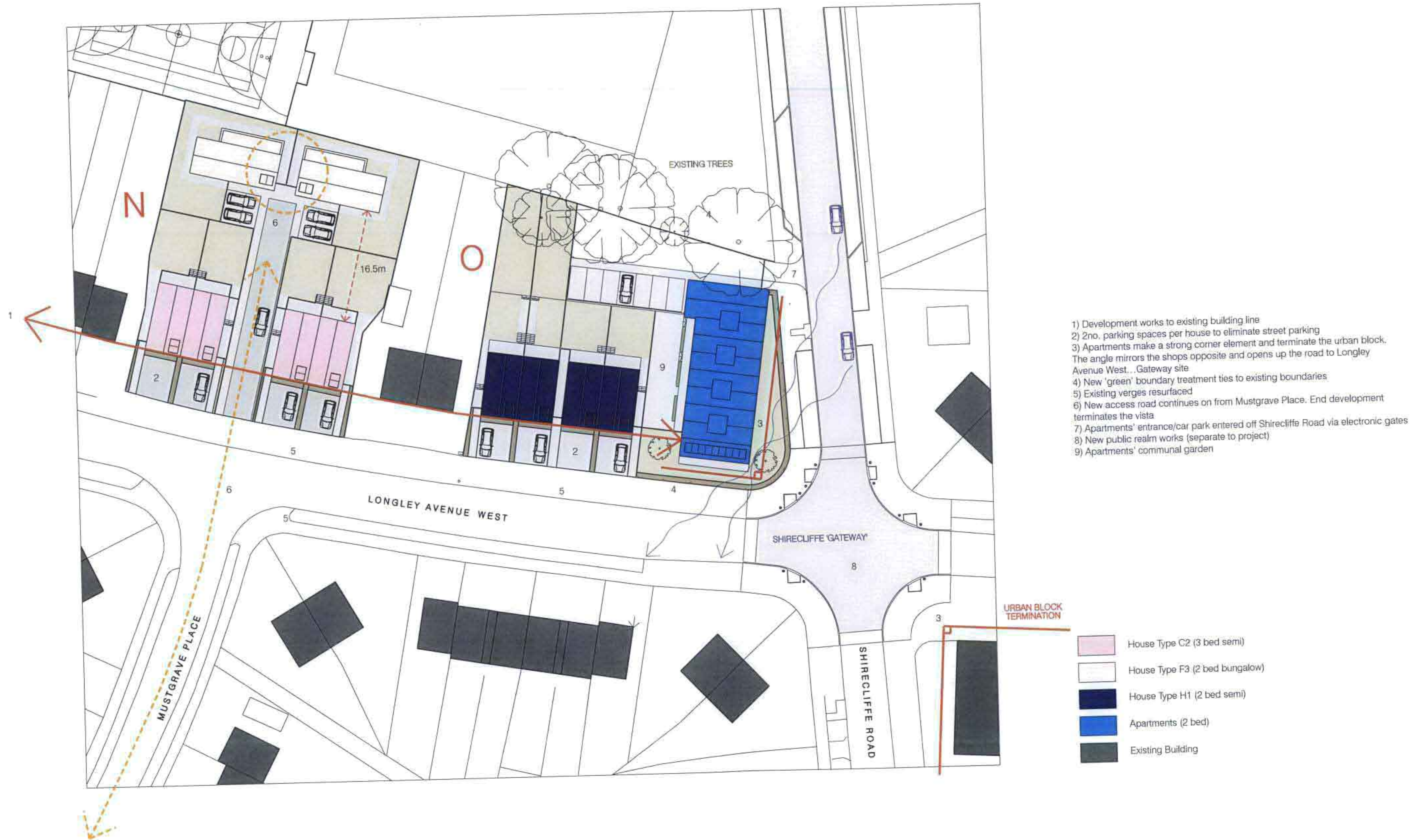
2. Units turned 90 degrees, increased site efficiency/density, active frontage and permeability. Parking recessed.



3. Units staggered to increase permeability. The set back adds emphasis to the front unit and gives a greater 'detached' massing and streetscape rhythm. Perceived lower density.



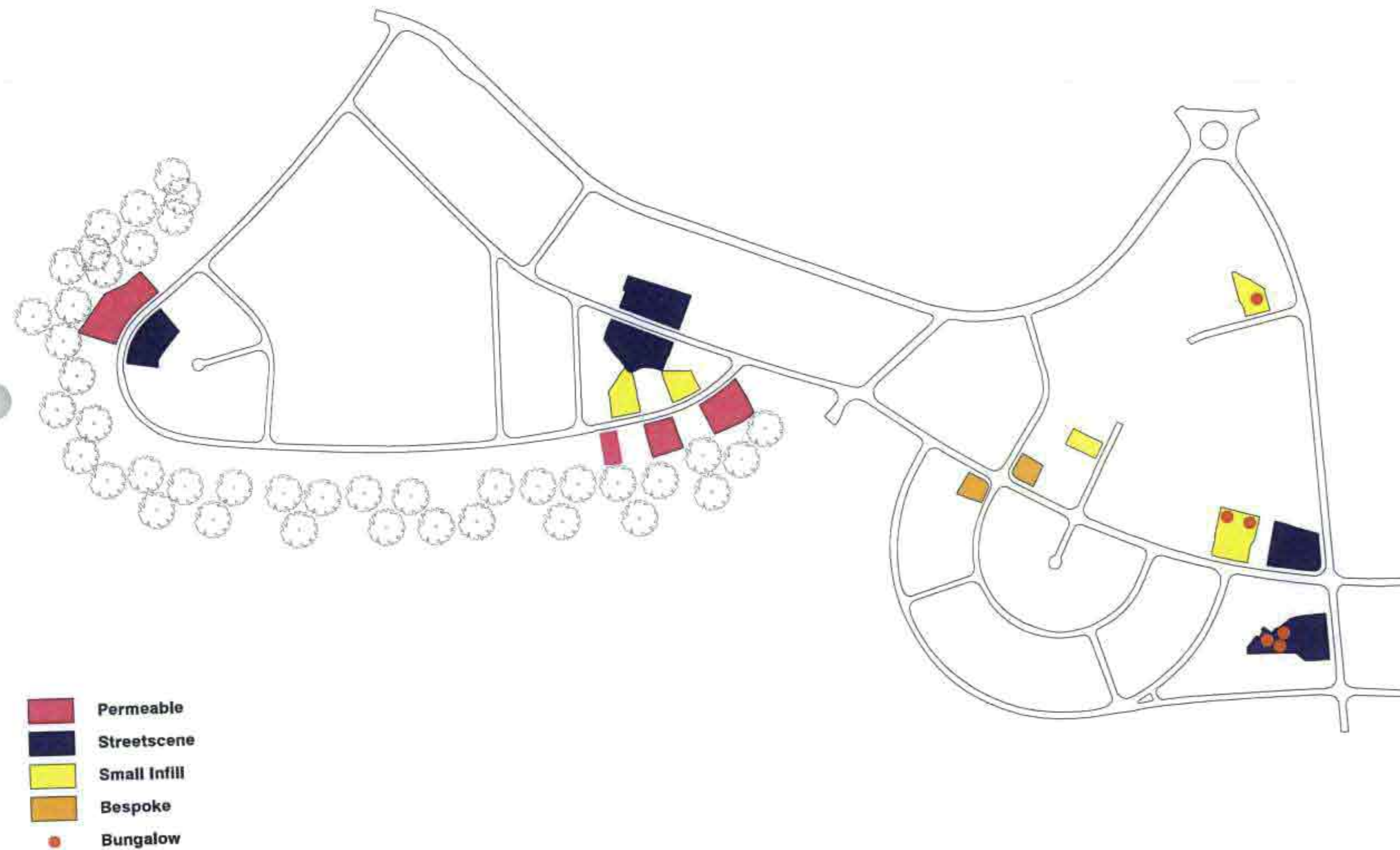
3.0 Design Proposals



- 1) Development works to existing building line
- 2) 2no. parking spaces per house to eliminate street parking
- 3) Apartments make a strong corner element and terminate the urban block. The angle mirrors the shops opposite and opens up the road to Longley Avenue West... Gateway site
- 4) New 'green' boundary treatment ties to existing boundaries
- 5) Existing verges resurfaced
- 6) New access road continues on from Mustgrave Place. End development terminates the vista
- 7) Apartments' entrance/car park entered off Shirecliffe Road via electronic gates
- 8) New public realm works (separate to project)
- 9) Apartments' communal garden

- URBAN BLOCK TERMINATION
- House Type C2 (3 bed semi)
 - House Type F3 (2 bed bungalow)
 - House Type H1 (2 bed semi)
 - Apartments (2 bed)
 - Existing Building

3.0 Design Proposals



Building Line

The majority of the new homes work to the existing building line to create continuity of frontage and ensure the development properly integrates with the existing built environment. On the few occasions where the developments step away from the building line, this has been justified in design terms.

Site Categorisation

The sites have been categorised into four types;

1. Permeable
Allow views through the development to the woodland and cityscape beyond
2. Streetscape
Reinforce the rhythm and rigidity of the building line and streetscape
3. Small Infill
Developments on smaller plots close to the existing housing stock
4. Bespoke
Developments of an individual nature due to specific site constraints/opportunities

Safety and Crime Prevention

Secure By Design Statement

The development seeks to comply with 'Secured By Design'. A Crime Prevention Design Advisor from the police force has been consulted during the design stage and their recommendations have been incorporated into the design of the dwellings.

The main principles include;

- Properties have defensible space – a semi private buffer space at the front and a fully private, securable rear area
- Layouts enable unobstructed views of neighbouring properties to create natural surveillance
- Footpaths do not run along the rear of back gardens. No alleyways.
- Low energy lighting provided, operated by a photo-electric cell
- Landscaping does not impede natural surveillance or create hiding places. Where hedges are planned, slow growing (low maintenance) hedges are proposed.
- Cars are parked inside the dwelling's curtilage
- Front boundaries provide a robust, clearly defined separation from the public realm. Front dividing boundaries between neighbours are equally clear and robust
- 1.8m high fencing provided along the front elevation.
- 2m high fencing at the rear of the properties that back onto woodland.
- 1.6m high rear dividing fencing between dwellings
- Water, electricity and gas meters are as far towards the front elevation as possible
- Electric, gated, entrance to communal car parks (for the apartment block on site O)

3.0 Design Proposals

Solar Design/Daylighting

By setting the majority of the new homes with the existing building line, there is at least 25m between facing properties. Along with providing defensible space and privacy to ground floor accommodation, this arrangement generally only creates a 15-20 degrees shadow and thus limited loss of annual solar radiation.

Flexibility

The designs allow for easy adaption in response to changes in social and demographic trends by proposing the following;

Easy configuration of existing layouts - use of non-loadbearing walls to allow for possible open plan living.
Easy expansion at the rear, side or upward.
Not using trussed rafters will allow for the loft space to be easily converted. The configuration of future stairs has been considered.

Refuse Storage

All the new homes have refuse storage areas at the rear of the properties to reduce street clutter. We believe this to be an important piece of planning, especially as three separate bins are required as part of Sheffield Council's recycling agenda.

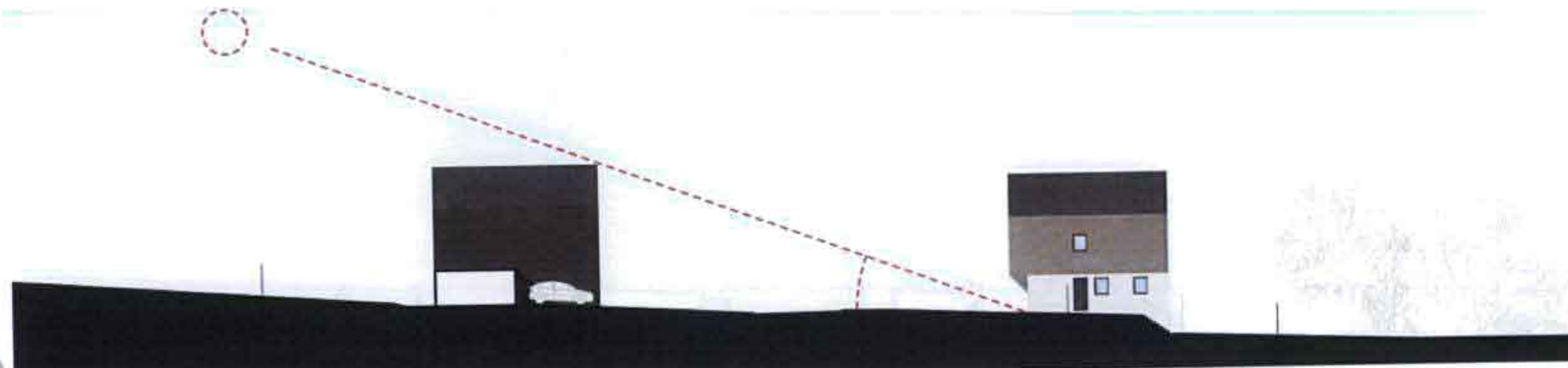
The apartments have a dedicated bin store.

Car Parking

Providing off-street parking has been identified as important to creating a saleable product as owners desire to park as near to their houses as possible. All the new homes have at least one off street parking space. The larger properties have two spaces. Where possible, cars are parked at the side of homes, so not to dominate the streetscape.

Cycle Storage

Safe, secure cycle storage is provided for at least 2no. bikes for each new property



Section Through Site

3.0 Design Proposals

3.5 Scale

Local Character

The development is sympathetic in scale and massing to the existing houses. The new homes are built to roughly the same ridge level as the existing housing stock - Shirecliffe Community consultation had voiced a dislike for any 3 storey development.

Where a third floor level is required due to accommodation requirements (4 bed units and apartments), it is set within a house's roof void with a dormer positioned at the rear, thus negating any overbearing on the existing adjacent housing and appearing to keep to the 2 storey limit. This philosophy gives the development a human scale.

Massing

The properties all have cantilevered elements that form the canopy for the main entrance and give articulation to the facades.

3.6 Landscaping

Boundary Treatments

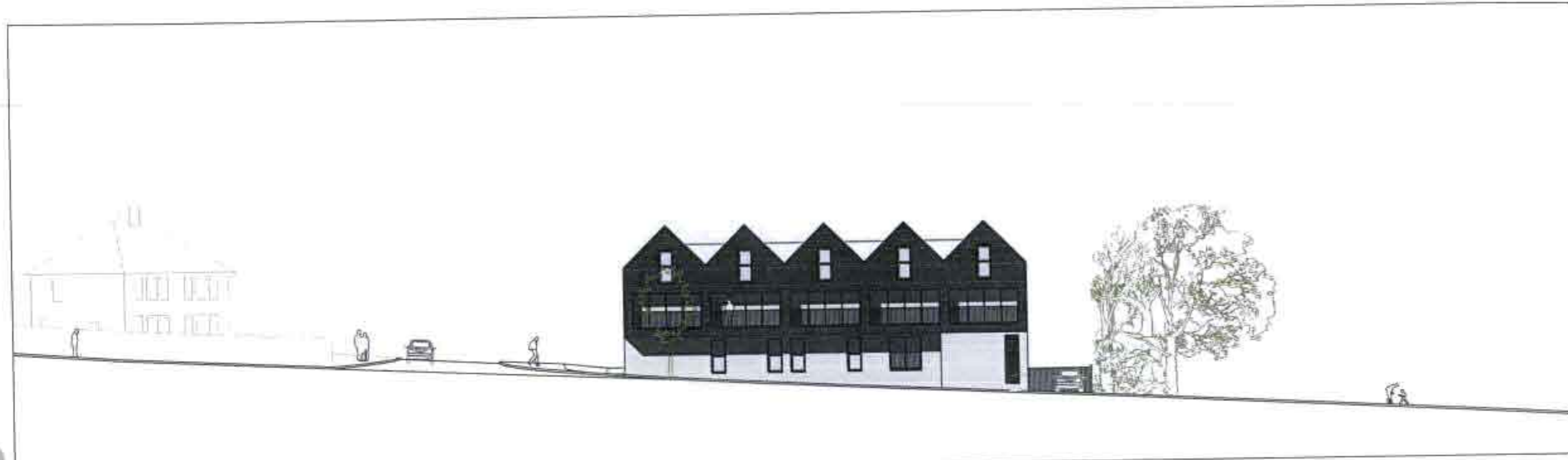
Due to the muddled nature of differing existing boundary treatments, the danger of any new development is that any new materials will add to the visual clutter. As a result a simple boundary treatment of raised kerbs, railings and hedges is proposed. Similar to the philosophy of the housing materials, the boundary treatments will have limited colour and therefore not clash with the jumble of existing perimeter walls and fences. The hedges (low maintenance varieties), will soften the properties and tie the new developments to the bountiful green plant life throughout the estate.

Verges

As the budget of the new development will not stretch to upgrading all the existing verges, pavements, roads and kerbs throughout the estate, any new works need to tie with the existing. Yet, grass verges are clearly unsuccessful as most have little or no greenery due to pavement car parking. A realistic, low maintenance, economically viable approach is proposed.

We propose to make good the pavements where possible and asphalt over the proposed sites' verges creating wide pavements. This strategy will help tie the works to the existing, especially where this idea has already been carried out. To prohibit cars parking on the pavement, bollards will be strategically located.

Traffic calming measures and a greater public realm/landscaping design for sites C and D will possibly be commissioned post planning stage.



Shirecliffe Road Elevation



Longley Avenue West Elevation



Back Elevation of Proposed Apartment Block

3.0 Design Proposals

3.7 Appearance

Sense of Place

After analysing the existing built environment of Shirecliffe, it was concluded the proposed development should not simply blend with the existing housing stock. The new homes should be recognisably distinct but simultaneously strengthen the local identity. The distinctive new homes will give greater reference points set against the monotony of the existing Estate and give a new local perception. The language needed to move away from a traditional 'council house' aesthetic.

Iconography/Style

A simple iconography of the 'typical' house shape has been used to create a 'friendly' character – a quality requested from the Shirecliffe Community consultation. Pitched roofs are proposed as a reference to the existing context but also to create a varied and rhythmical streetscape/roofscape. Simple architectural detailing is proposed to form clean lines in order to not add to the existing visual clutter. The houses will provide a distinctive character rather than a development of aesthetic dressing.

Whether a bungalow or 4 bedroom house, certain architectural features have been used throughout, inserting a new design language throughout the estate. This philosophy has developed a 'kit of parts' based around a small number of house types. This gives enough repetition of layouts and language to define a new character and create a coherent 'place' within the existing Estate, yet retain an element of site specific qualities.

Street Scene

The different street scenes work to the different site categories. In general the massing steps up and down to give interest and rhythm to the streetscene.

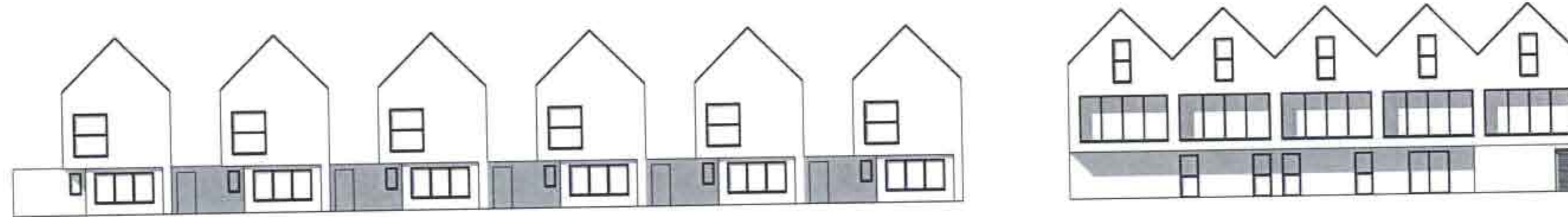


Proposed 'kit of parts' for all 16 sites

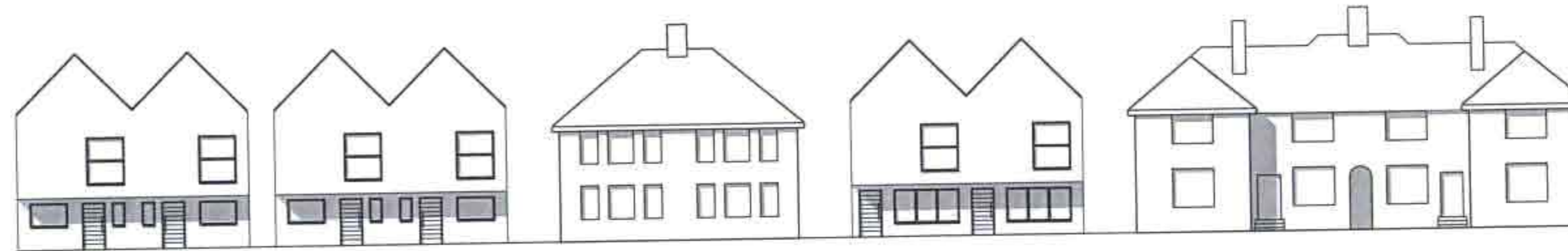
3.0 Design Proposals



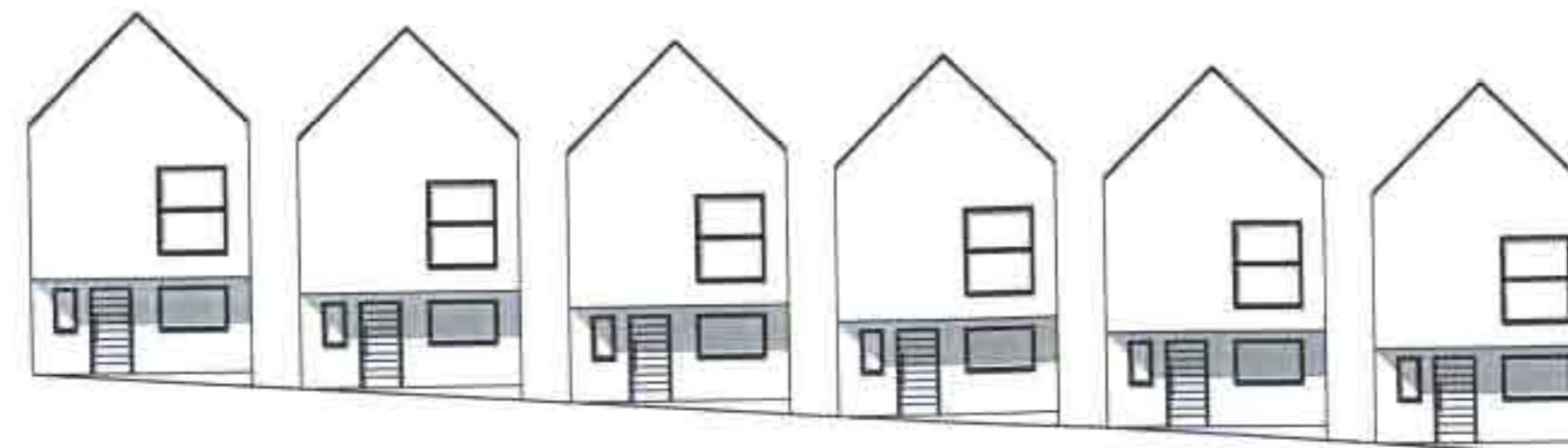
Permeable



Streetscene



Small Infill

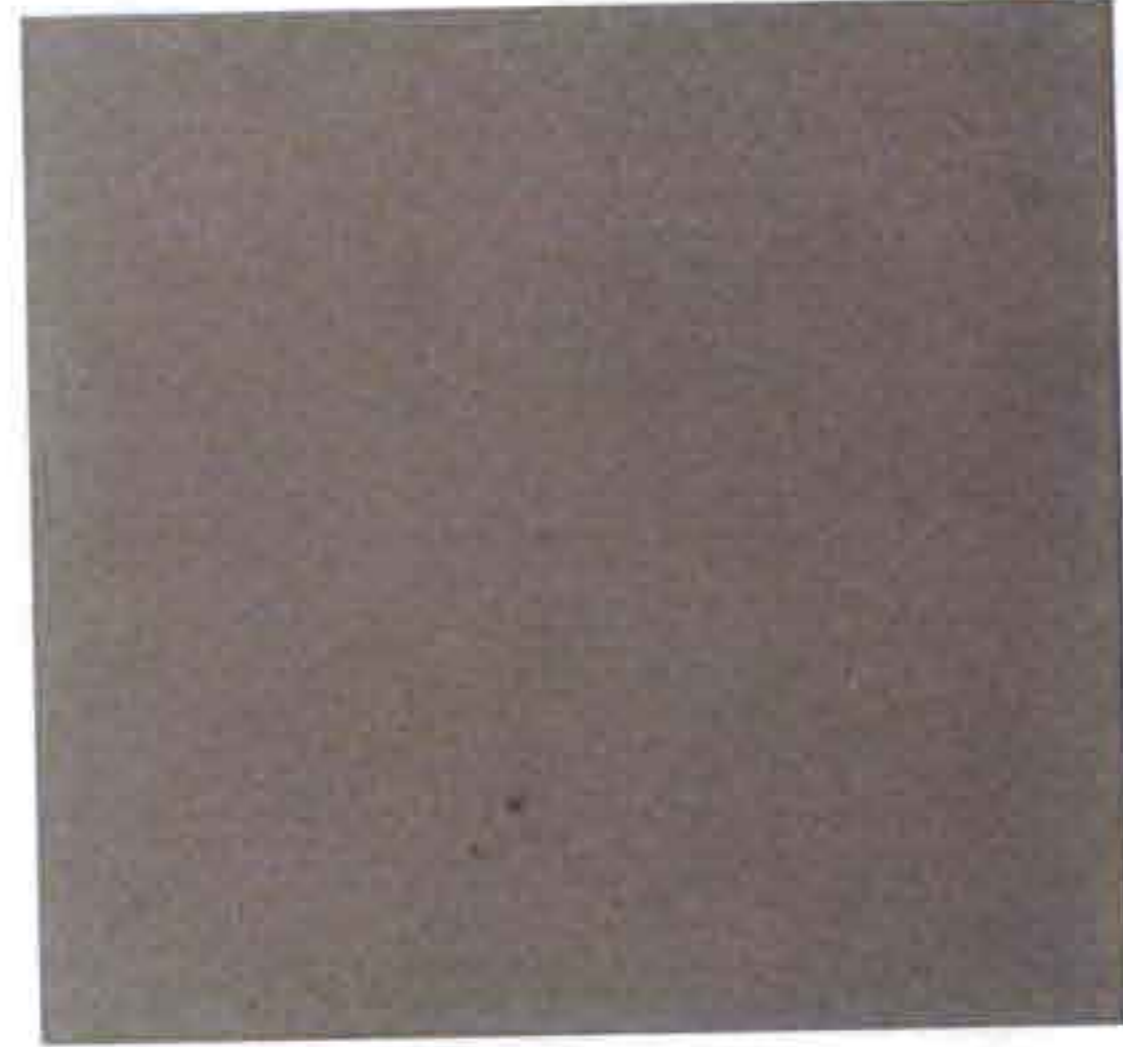
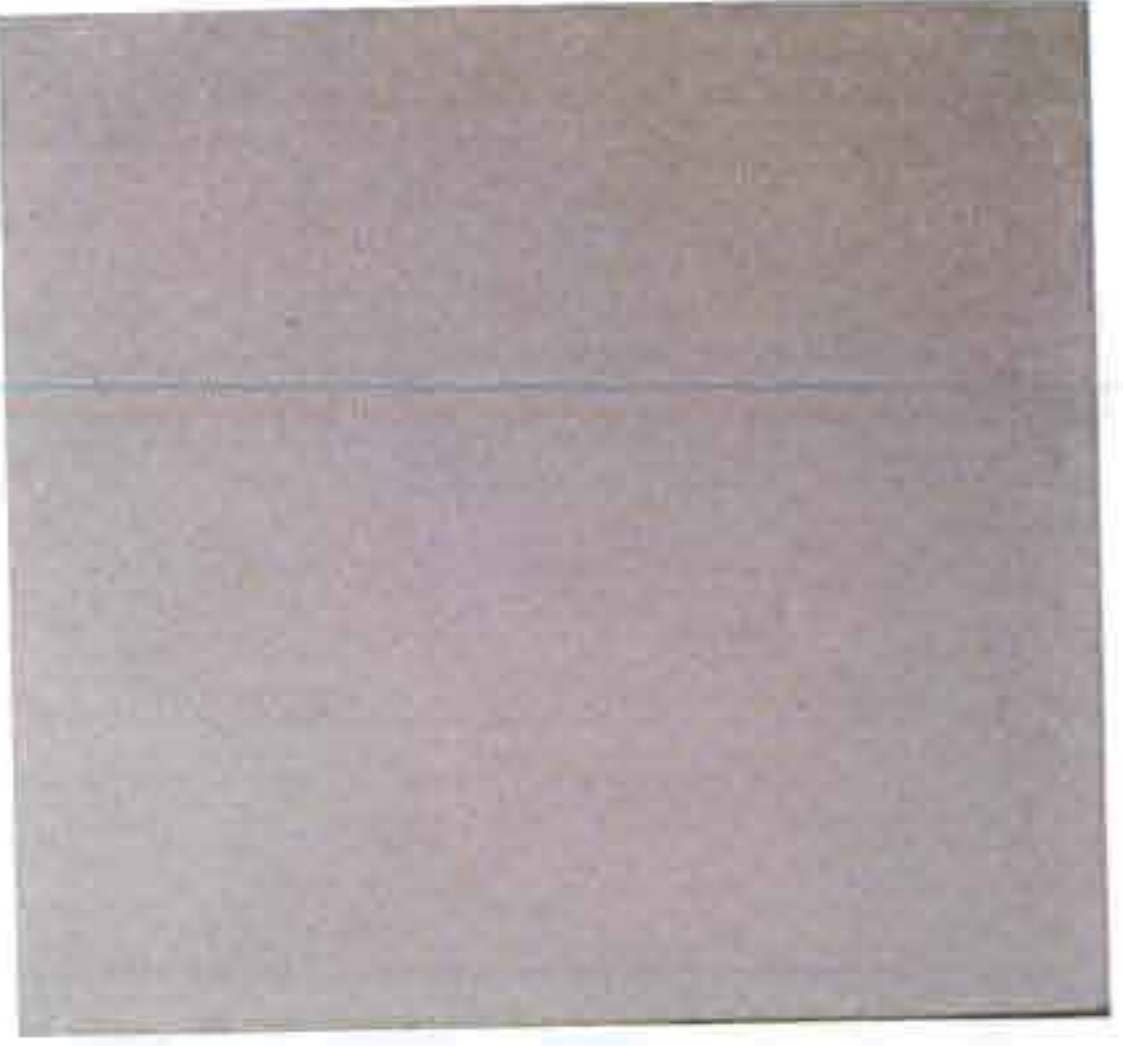


Streetscene (sloping site)

3.0 Design Proposals



Shirecliffe Community Centre



Proposed Brick Colours

Materials

The development proposes all brick facades that draw inspiration from Shirecliffe's original, indigenous, material character. The new homes are proposed as a light-coloured lower brick base and dark coloured upper brick facade. An alternate grey brick is also used in parts to diversify the palette. Even though the proposed bricks are tonal, they have warm, rich characteristics that work with the earthy tones found throughout the estate. The palette of materials will distinguish between old and new, an idea already begun by the new Shirecliffe Community Centre.



Brick Precedent

3.0 Design Proposals

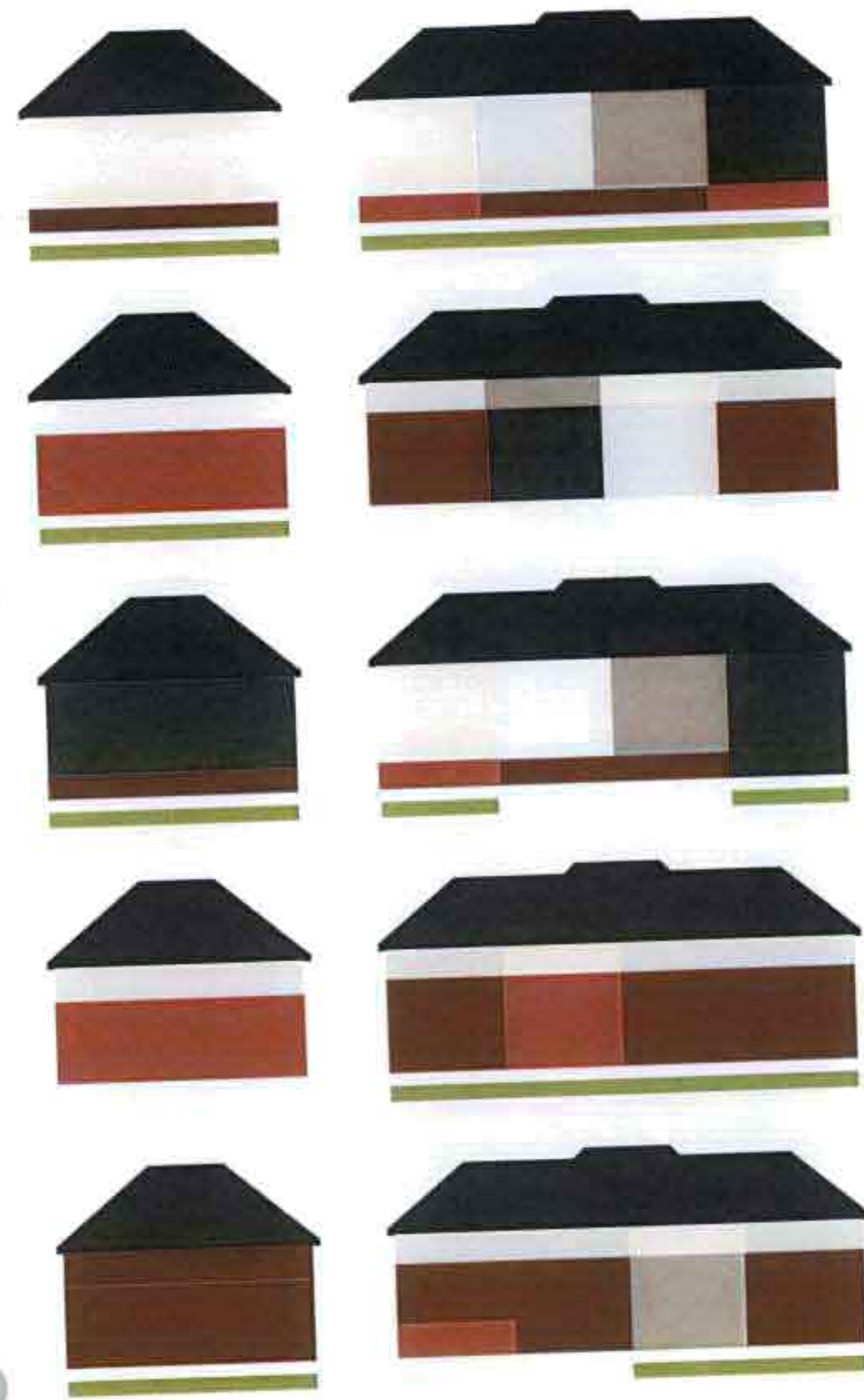
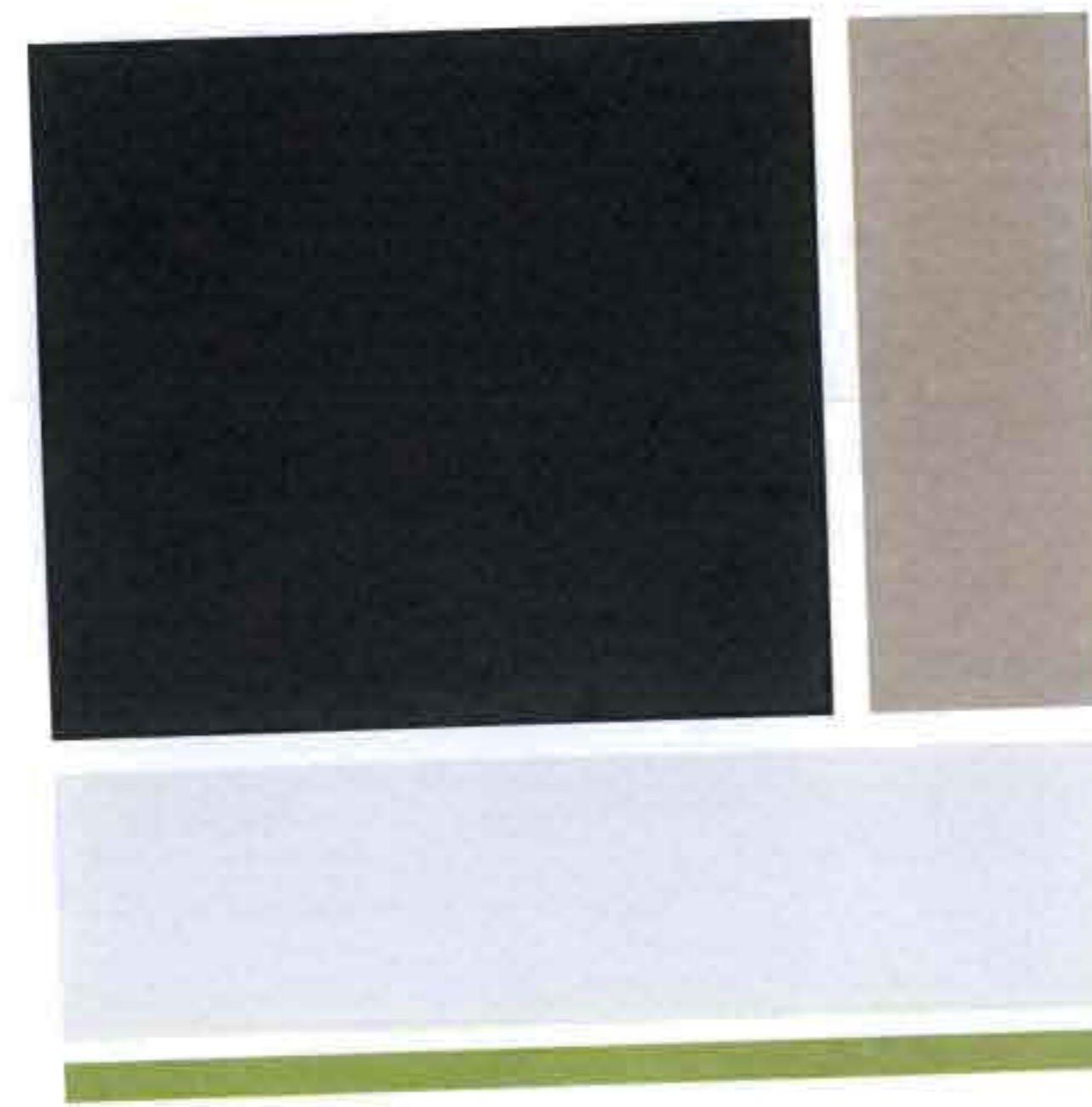


Diagram illustrates the mixture of colours found within the Estate



Proposed Colour Scheme

Why not use red brick and render like the existing houses?

The obvious answer when deciding what materials the new homes should be built with is red brick – a typical volume house builder’s solution! Yet, Shirecliffe is not a red brick village set within a conservation area. Nor is the existing brick of good visual appearance, presenting a typical council house aesthetic. Due to the mishmash of materials now present within the estate, a red brick design will always be a pastiche of the old. The principle of the new homes is to create an injection of good quality, well designed housing into a run down area and not to replicate what is already there. Red brick and render is a tired, standard palette of materials that will in a very short period of time ‘blend’ into the existing housing stock and thus not create the level of impact the regeneration originally aspired.

The proposed materials work with the existing context. Once all the existing materials are taken into consideration, including the variety of boundary treatments, it is the Estate’s dark roofscape that dominates and becomes the main constant. By using the darker, tonal brickwork, the development will compliment rather than compete for attention with the colours of the existing housing stock.

The darker upper part of the new houses make reference to the dominant, heavy roofs within the Estate. As the new homes are much narrower than existing, more of the darker material is needed to balance with the adjacent context. Thus the darker material also spills into the upper facade. The new homes upper section should be read as one entire monolithic form, roof and facade all in one.

The lighter, lower brick base references the many lighter shades of render found throughout the estate and creates a bright entrance. The contrasting colours of brickwork create visual quality and interest and emphasise the cantilevered massing. The light and dark materials work in a similar way to the existing houses, giving the impression the upper parts of the building ‘float’ upon the lighter base.

The overhangs to the existing roofs are referenced by forming large recesses above the lower, lighter brick band. As the upper part of the design is read as one, the eaves details are to be as seamless (simple) as possible. A contemporary scheme with deep overhangs would be a pastiche of styles and references.

Window Area to Brick Area Ratio

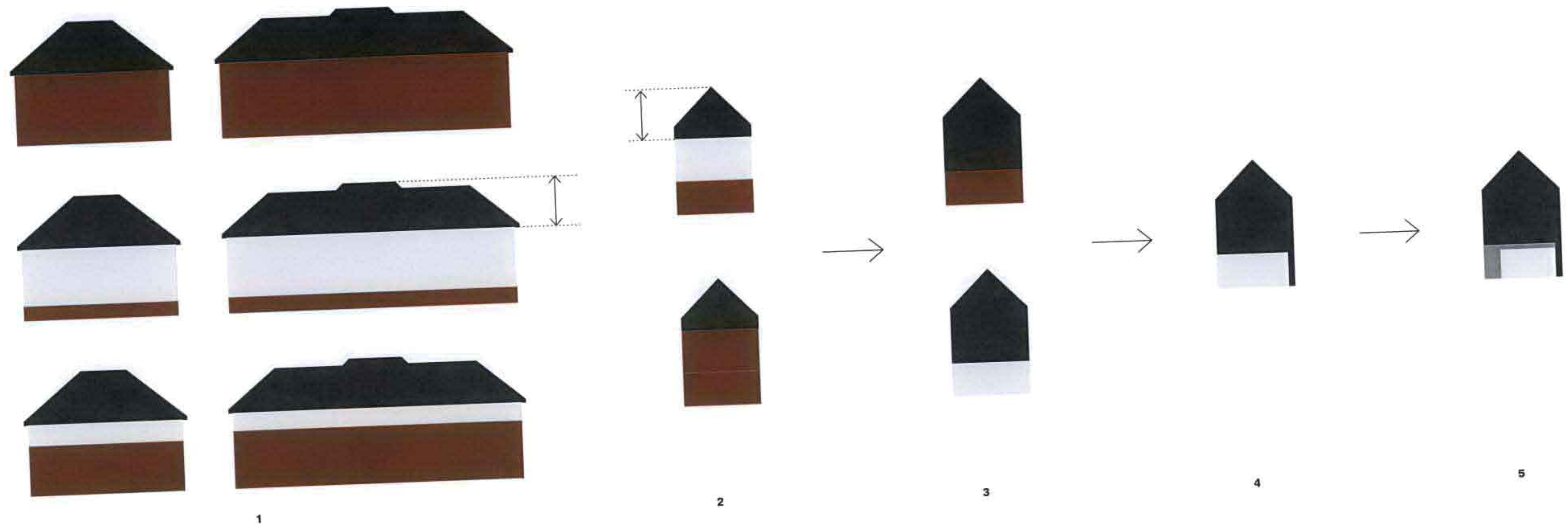
One of the main common elements running through the proposed designs is the single large first floor window on the main elevation. This bedroom window is larger than is standard for residential developments and creates a simple, uncluttered elevation that works well with the design’s proportions and simple massing philosophy. If more windows were placed on the main (street side) elevations, the design would lose its clarity and contemporary styling.

Details

The eventual personalisation of new homes often adds a visual clutter to developments however due to the proposed, slightly muted colour scheme, items such as different front doors, front gardens and curtains/blinds will compliment the palette of materials.

Robust materials such as brick will provide a low maintenance home.

3.0 Design Proposals



1. Existing banding types
2. As the units are narrower, a similar ridge level does not create the desired heavy roof character
3. The dark element ratio increases
4. The upper 'heavy' element touches the ground in parts - stop the 'sky is falling on our heads' character
5. Recesses and cantilevers added for deep shadows linking to the existing overhangs

4.0 Access

4.1 Inclusive Access

Lifetime Homes

The majority new homes (86%) are designed to comply with the Lifetime Homes Standards. Lifetime Homes breaks down into 16 elements;

- 1) Car parking width
2400mm car space. min 900mm path to side allows for future enlargement.
- 2) Access from car parking
Path min 900mm wide.
- 3) Approach gradients
Level entrance approach.
- 4) Entrances
Covered, lit, entrance with level threshold.
- 5) Communal stairs and lifts
N/A
- 6) Doorways and hallways
1200mm wide ground floor hallways – 300mm nib to side of ground floor doors (pull side).
800mm clear opening width of front door.
- 7) Wheelchair accessibility
1500mm turning circle in Living and Dining rooms.
- 8) Living room
Living room at entrance level.
- 9) Entrance level bedspace
Space proposed for ground floor bed space and associated furniture.
- 10) Entrance level WC and shower drainage
Wheelchair accessible, entrance level WC.
700mm to side of WC (in 3+ bedroom houses)
Drainage provision for future shower.
Clear 1100mm in front of WC.
- 11) Bathroom and WC walls
Bathroom and WC walls reinforced for possible adoptions (handrails etc).
- 12) Stair lift/through floor lift
900mm clear distance between stair wall and opposite handrail.
1000x1500mm aperture size provided for possible future lift.
Clear stair landings for possible stair lift.
- 13) Tracking hoist route
Reasonable route for possible hoist from a main bedroom to bathroom.
- 14) Bathroom layout
As homes have a fully accessible ground floor WC, an ease of access bathroom layout is provided.



View from Shirecliffe Road

4.0 Access

- 15) Window specification
Living room glazing is 800mm or lower and is easily operable.
- 16) Controls, fixtures and fittings
Controls are at a height easily operable by all – between 450 -1200mm from the floor.

Sheffield Mobility Housing Standards

26% of all the proposed units throughout the Shirecliffe New Homes Development comply with Sheffield Council's Mobility Homes standards.

The crucial standards which supplement Lifetime Homes include;

All paths and driveways to have a gradient that does not exceed 1:12
Space for disabled car-users on level ground and at least 5m by 3.5m
All doors should have a doorset of at least 900mm wide
Lobbies and halls to have a clear turning circle of at least 1.5m in diameter
Sockets and other similar controls, such as thermostats, should be located between 0.9m and 1.2m above the floor.
In principle rooms the window cill should not exceed 0.8m high with any window controls no higher than 1.2m all controls should be operable by someone with limited dexterity

Access to the individual Homes

Pedestrian Access

Even though the sites have a challenging topography, disabled people will in all cases be using the same entrances as all other users of the homes. A driveway and path's maximum gradient is 1 in 12m over 5m (part M compliant). Pathways will be formed in a slip resistant surface of block pavers. The front door will provide a level threshold into the property.

Vehicular Access

The majority new homes have 2 off street parking spaces. A pathway of 1125mm located alongside each driveway caters for possible enlargement for disabled needs.

Bollards are proposed along the pavement to prohibit parking on the pavement. The bollards are 1m high and the material is yet to be confirmed.

Cycles

All new homes will have minimum secure storage for two cycles

4.0 Access



Regulations Compliance Key

- Lifetime Homes (86%)
- Lifetime Homes and Sheffield Mobility Homes (27%)
- Standard Regulations (14%)