

# THE SHEFFIELD PLAN

Our City, Our Future

**Draft Sheffield Plan**

**Housing Space Standards Topic Paper**

**January 2024**



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## 1. Housing Topic Paper: Housing Space Standards

The topic paper has been produced to provide evidence supporting the requirement for new residential development to meet the Nationally Described Space Standards (NDSS) under the Draft Sheffield Plan policy NC8 Housing Space Standards. An assessment and subsequent evaluation has been carried out separately for houses (Section 3) and apartment schemes (Section 4).

### 1.1 Local Plan Objective

One of the objectives of the Sheffield Plan is:

- To create a housing market that works for everyone, and which provides quality, choice and affordability.

Providing homes with sufficient space for the intended number of occupants is an important element of providing **quality** housing. The Council therefore considers that new homes should, as a minimum, meet the NDSS.

## 2. Assessment of recent schemes for new houses in Sheffield

As part of the background evidence for a potential Sheffield Design Guide (SDG) a series of Building for Life (BFL) Assessments were carried out on a variety of completed housing schemes across the city during 2019-20. The housing schemes were recently completed or nearing completion at the time and were selected to provide a geographical spread across the city. They were also selected to show a diverse range of developers of varying sizes including private developers, housing associations and the Sheffield Housing Company. For consistency the original full 20 questions BFL was used as this tool had been used to assess previously completed schemes from 2011-15. Space standards were considered as part of each BFL assessment under Question 2 regarding accommodation mix.

The following tables compare dwelling sizes to the NDSS of 12 housing schemes, including the original 11 assessed as part of the background evidence for the potential SDG. A Barratt Homes scheme at Bannerdale, was added to provide an example of the type of homes being developed by the UK's largest major volume housebuilder.

In the table below, the Sheffield Housing Company (SHC) schemes have been highlighted (orange border), as they were built to meet the NDSS as a Council requirement, when the SHC was established (see key below). The SHC is a development partnership between Sheffield City Council and Keepmoat.

### 2.1 Background information

1. Apartments formed part of the accommodation mix on some schemes, where this is applicable. they are shown in Tables 1-3 below. However, for the purpose of this assessment, apartments have not been included in the evaluation figures as the focus is on houses. Apartments are dealt with separately in an accompanying space standard assessment.
2. The Barratt Homes scheme at Bannerdale was not part of the original 11 schemes assessed as part of the residential design guide background evidence. It has been added to the list to increase the range of schemes/housebuilders assessed and also give a sample of the current largest volume housebuilder in the country. The scheme is within proximity of the Avant Homes scheme at Hastings Road, who are one of three developers who have two schemes on the list, so the inclusion of the Barratts scheme introduces more variety, as well as providing an alternative sample for that location.
3. The Bellway Homes scheme at King Egberts provided no information on the size of the properties, although it included furniture layouts. The floor plans have been measured so the sizes are approximate.
4. The Miller Homes scheme at Matthews Lane provided no information on the size of properties, although it included furniture layouts. The property sizes in some cases are approximate as they have been measured, however where applicable some have been applied from the Former Westfield School site where the same house types have been used, as that application included information on house type sizes.
5. Gleasons (Monteney) house plans do not provide any information on the number of bed spaces in a property or show any internal furniture. Due to this lack of information every 2b, 3b and 4b house type on their scheme has been included under each respective bedspace category in that specific field of the NDSS in the table. The floor plans were measured, and where possible checked against properties on another Gleasons scheme in Sheffield at Manor 8, where in some cases floor areas had been provided. Due to this lack of information on the drawings to help determine the number of house types used under each NDSS category, a single figure has been included to cover for example all 2 bed properties in that category.
6. In some cases, there wasn't an equivalent NDSS figure for some of the property types built on schemes. Where this was evident an approximate NDSS figure was calculated by evaluating the existing NDSS figures to provide an estimated area. Where this applies the estimated NDSS figure is coloured [blue](#).

## 2.2 Tables 1-3: Comparison of house sizes against the NDSS

### Key

A = Affordable housing

P = Private for sale housing

B = Bungalow

M = Mobility housing

  SHC sites. Generally built to the NDSS, with the exception of the affordable house types on Falstaff 2.

  Low achievement rate of meeting NDSS for 2 & 3 bed properties on other schemes excluding SHC house types.

  Significantly higher achievement rate of meeting NDSS for 4,5 & 6 bed properties on other schemes excluding SHC house types.

Table 1

NDSS - Bedrooms/Bedspaces	NDSS - Minimum GIA (m <sup>2</sup> )	Castle College (KIER) Dwelling size (GIA sq.m)	The % that the dwelling type is smaller or greater than the equivalent NDSS	Number of each property type	Cricket Inn Road (Great Places) Dwelling size (GIA sq.m)	The % that the dwelling type is smaller or greater than the equivalent NDSS	Number of each property type	Earl Marshal (Sheffield Housing Co) Dwelling size (GIA sq.m)	The % that the dwelling type is smaller or greater than the equivalent NDSS	Number of each property type	Falstaff 2 (Sheffield Housing Co) Dwelling size (GIA sq.m)	The % that the dwelling type is smaller or greater than the equivalent NDSS	Number of each property type
<b>1 Storey</b>													
1b1p	39/37	-	-	-	-	-	-	-	-	-	-	-	-
1b2p	50	-	-	-	51 <sup>AM</sup>	+2.0	4	-	-	-	-	-	-
2b3p	61	-	-	-	65 <sup>ABM</sup>	+6.1	12	-	-	-	-	-	-
2b4p	70	-	-	-	-	-	-	-	-	-	-	-	-
<b>2 Storey</b>													
1b2p	58	-	-	-	-	-	-	-	-	-	-	-	-
2b3p	70	73.2 <sup>P</sup>	+4.4	12	-	-	-	71.3 <sup>P</sup>	+1.8	10	71.3 <sup>P</sup>	+1.8	21
											99.8 <sup>PM</sup>	+29.9	8
2b4p	79	75.1 <sup>A</sup>	-5.2	11	72 <sup>A</sup>	-9.7	25	-	-	-	68.7 <sup>A</sup>	-14.9	6
		81.4 <sup>P</sup>	+2.9	22	77 <sup>AM</sup>	-2.6	13	-	-	-	81.4 <sup>P</sup>	+2.9	6
		82.9 <sup>P</sup>	+4.7	3	-	-	-	-	-	-	111.3 <sup>PM</sup>	+29.0	5
3b4p	84	-	-	-	-	-	-	-	-	-	-	-	-
3b5p	93	89.3 <sup>A</sup>	-4.1	9	82 <sup>A</sup>	-13.4	18	97.4 <sup>P</sup>	+4.5	3	88.5 <sup>A</sup>	-5.1	10
		91.9 <sup>AP</sup>	-1.1	8	88 <sup>AM</sup>	-5.7	3	97.9 <sup>P</sup>	+5.0	7	97.4 <sup>P</sup>	+4.5	16
								120.6 <sup>AM</sup>	+22.9	6	97.9 <sup>P</sup>	+5.0	1
											100.9 <sup>P</sup>	+7.8	2
											120.6 <sup>PM</sup>	+22.9	15
3b6p	102	101.3 <sup>P</sup>	-0.6	10	-	-	-	-	-	-	-	-	-
4b5p	97	-	-	-	-	-	-	-	-	-	-	-	-
4b6p	106	-	-	-	-	-	-	106.7 <sup>AP</sup>	+0.7	20	95.8 <sup>A</sup>	-10.7	2
											106.7 <sup>P</sup>	+0.7	16
4b7p	115	-	-	-	-	-	-	-	-	-	-	-	-
4b8p	124	-	-	-	-	-	-	-	-	-	-	-	-
5b6p	110	-	-	-	-	-	-	-	-	-	-	-	-
5b7p	119	-	-	-	-	-	-	-	-	-	-	-	-
5b8p	128	-	-	-	-	-	-	-	-	-	-	-	-
5b9p	137	-	-	-	-	-	-	-	-	-	-	-	-
6b7p	123	-	-	-	-	-	-	-	-	-	-	-	-
6b8p	132	-	-	-	-	-	-	-	-	-	-	-	-
<b>3 Storey</b>													
3b4p	90	-	-	-	-	-	-	-	-	-	-	-	-
3b5p	99	-	-	-	90 <sup>A</sup>	-10	13	-	-	-	111.4 <sup>P</sup>	+11.1	8
3b6p	108	-	-	-	-	-	-	-	-	-	-	-	-
4b5p	103	-	-	-	-	-	-	-	-	-	-	-	-
4b6p	112	115 <sup>A</sup>	+2.6	1	-	-	-	159.4 <sup>P</sup>	+29.7	7	159.4 <sup>P</sup>	+29.7	6
		126.8 <sup>AP</sup>	+11.7	8	-	-	-	-	-	-	-	-	-
4b7p	121	-	-	-	-	-	-	-	-	-	-	-	-
4b8p	130	-	-	-	-	-	-	-	-	-	-	-	-
5b6p	116	-	-	-	-	-	-	-	-	-	-	-	-
5b7p	125	-	-	-	-	-	-	164.8 <sup>P</sup>	+24.1	4	-	-	-
5b8p	134	-	-	-	-	-	-	-	-	-	-	-	-
5b9p	143	-	-	-	-	-	-	-	-	-	-	-	-
6b7p	129	-	-	-	-	-	-	164.8 <sup>P</sup>	+21.7	2	-	-	-
6b8p	138	-	-	-	-	-	-	-	-	-	-	-	-
Total				84			88			59			122
Density													
Required		40-60dph			40-60dph			40-60dph			30-50/40-60dph		
Achieved		46.9dph (net)			38dph (net)			31dph (net)			46/38dph (net)		

Table 2

NDSS – Bedrooms/Bedspaces	NDSS - Minimum GIA (m <sup>2</sup> )	Former Griff Works (Avant Homes) Dwelling size (GIA sq.m)	The % that the dwelling type is smaller or greater than the equivalent NDSS	Number of each property type	Former Westfield Sch (Miller Homes) Dwelling size (GIA sq.m)	The % that the dwelling type is smaller or greater than the equivalent NDSS	Number of each property type	Hastings Road (Avant Homes) Dwelling size (GIA sq.m)	The % that the dwelling type is smaller or greater than the equivalent NDSS	Number of each property type	Bannerdale (Barratt & David Wilson Homes) See notes. Dwelling size (GIA sq.m)	The % that the dwelling type is smaller or greater than the equivalent NDSS	Number of each property type
1 Storey													
1b1p	39/37	-	-	-	-	-	-	-	-	-	-	-	-
1b2p	50	-	-	-	-	-	-	-	-	-	-	-	-
2b3p	61	-	-	-	-	-	-	-	-	-	-	-	-
2b4p	70	-	-	-	-	-	-	-	-	-	-	-	-
2 Storey													
1b2p	58	-	-	-	-	-	-	-	-	-	-	-	-
2b3p	70	-	-	-	61.0 <sup>A</sup>	-14.8	15	-	-	-	-	-	-
2b4p	79	64.2 <sup>P</sup>	-23	4	-	-	-	67.1 <sup>P</sup>	-17.7	11	73.1 <sup>A</sup>	-8.1	9
3b4p	84	-	-	-	76.1 <sup>P</sup>	-10.4	17	-	-	-	-	-	-
3b5p	93	85.4 <sup>P</sup> 92.6 <sup>P</sup>	-8.9 -0.4	1 6	79.0 <sup>P</sup> 85.6 <sup>P</sup> 86.3 <sup>P</sup> 99.3 <sup>P</sup>	-17.7 -8.6 -7.8 +6.3	3 7 2 10	92.7 <sup>P</sup>	-0.3	12	85.1 <sup>P</sup>	-9.3	2
3b6p	102	-	-	-	95.9 <sup>P</sup>	-6.4	7	-	-	-	-	-	-
4b5p	97	-	-	-	-	-	-	-	-	-	-	-	-
4b6p	106	113.1 <sup>P</sup>	+6.3	10	112.1 <sup>A</sup> 114.2 <sup>P</sup> 117.4 <sup>P</sup>	+5.4 +7.2 +9.7	6 10 16	-	-	-	-	-	-
4b7p	115	112.6 <sup>P</sup> 132.9 <sup>P</sup>	-2.1 +13.5	1 7	119.2 <sup>P</sup> 120.6 <sup>P</sup>	+3.5 +4.6	12 5	130.7 <sup>P</sup>	+12.0	5	113.8 <sup>P</sup>	-1.1	11
4b8p	124	-	-	-	130.8 <sup>P</sup>	+5.2	11	128.7 <sup>PM</sup>	+3.6	2	99.8 <sup>P</sup> 117.8 <sup>P</sup> 122.3 <sup>P</sup>	-24.3 -5.3 -1.4	14 9 10
5b6p	110	-	-	-	-	-	-	-	-	-	-	-	-
5b7p	119	-	-	-	-	-	-	-	-	-	-	-	-
5b8p	128	165.4 <sup>P</sup>	+22.6	13	-	-	-	-	-	-	-	-	-
5b9p	137	181.1 <sup>P</sup>	+24.3	6	-	-	-	164.8 <sup>PM</sup> 181.1 <sup>PM</sup>	+16.9 +24.3	5 3	-	-	-
6b7p	123	-	-	-	-	-	-	-	-	-	-	-	-
6b8p	132	-	-	-	-	-	-	-	-	-	-	-	-
3 Storey													
3b4p	90	-	-	-	-	-	-	-	-	-	-	-	-
3b5p	99	-	-	-	82.9 <sup>P</sup>	-19.4	21	-	-	-	-	-	-
3b6p	108	-	-	-	-	-	-	-	-	-	86.0 <sup>A</sup>	-25.6	7
4b5p	103	-	-	-	-	-	-	-	-	-	-	-	-
4b6p	112	-	-	-	119.5 <sup>P</sup>	+6.3	8	-	-	-	-	-	-
4b7p	121	136.1 <sup>P</sup>	+11.1	6	-	-	-	120.9 <sup>P</sup> 136.1 <sup>PM</sup>	-0.1 +11.1	4 16	-	-	-
4b8p	130	-	-	-	-	-	-	-	-	-	-	-	-
5b6p	116	-	-	-	-	-	-	-	-	-	-	-	-
5b7p	125	-	-	-	-	-	-	-	-	-	-	-	-
5b8p	134	-	-	-	-	-	-	-	-	-	-	-	-
5b9p	143	209.2 <sup>P</sup>	+31.6	8	-	-	-	-	-	-	-	-	-
6b7p	129	-	-	-	-	-	-	-	-	-	-	-	-
6b8p	138	-	-	-	-	-	-	-	-	-	-	-	-
	Total			62			150			58			62
	Density												
	Required		30-40dph			30-50dph			40-60dph			30-50dph	
	Achieved		27dph (net)			33dph (net)			33.5dph (net)			30.3dph (net)	

Table 3

NDDSS – Bedrooms/Bedspace	NDDSS - Minimum GIA (m <sup>2</sup> )	King Ecgberts (Bellway) See notes. Dwelling size (GIA sq.m)	The % that the dwelling type is smaller or greater than the equivalent NDDSS	Number of each property type	Matthews Lane (Miller Homes) See notes. Dwelling size (GIA sq.m)	The % that the dwelling type is smaller or greater than the equivalent NDDSS	Number of each property type	Monteney (Gleasons) Refer to key. Dwelling size (GIA sq.m)	The % that the dwelling type is smaller or greater than the equivalent NDDSS	Number of each property type	Top Road (Shepherd Homes) Dwelling size (GIA sq.m)	The % that the dwelling type is smaller or greater than the equivalent NDDSS	Number of each property type	
														1 Storey
1b1p	39/37	-	-	-	-	-	-	-	-	-	-	-	-	
1b2p	50	-	-	-	-	-	-	-	-	-	-	-	-	
2b3p	61	59 <sup>A</sup>	-3.4	6	-	-	-	-	-	-	-	-	-	
2b4p	70	-	-	-	-	-	-	-	-	-	-	-	-	
1b2p	58	-	-	-	-	-	-	-	-	-	-	-	-	
2b3p	70	-	-	-	-	-	60.5 <sup>P*</sup> 62.4 <sup>P*</sup>	-15.7 -12.2	30	-	-	-	-	
2b4p	79	-	-	-	-	-	60.5 <sup>P*</sup> 62.4 <sup>P*</sup>	-30.6 -26.6	51	-	-	-	-	
3b4p	84	-	-	-	76.1 <sup>P</sup>	-10.4	70.6 <sup>P*</sup> 72.0 <sup>P*</sup> 73.0 <sup>P*</sup> 73.2 <sup>P*</sup>	-19.0 -16.7 -15.1 -14.8		-	-	-	-	
3b5p	93	-	-	-	95.9 <sup>P</sup> 96 <sup>P</sup> 88 <sup>P</sup>	+3.0 +3.1 -5.7	70.6 <sup>P*</sup> 72.0 <sup>P*</sup> 73.0 <sup>P*</sup> 73.2 <sup>P*</sup>	-31.7 -29.2 -27.4 -27.1		-	-	-	-	
3b6p	102	-	-	-	-	-	70.6 <sup>P*</sup> 72.0 <sup>P*</sup> 73.0 <sup>P*</sup> 73.2 <sup>P*</sup>	-44.5 -41.7 -39.7 -39.3		-	-	-	-	
4b5p	97	-	-	-	-	-	97.4 <sup>P*</sup> 102.0 <sup>P*</sup>	+0.4 +4.9		5	-	-	-	-
4b6p	106	-	-	-	117.4 <sup>P</sup> 118 <sup>P</sup> 131 <sup>P</sup>	+9.7 +10.2 +19.1	97.4 <sup>P*</sup> 102.0 <sup>P*</sup>	-8.8 -3.9	-		-	-	-	
4b7p	115	-	-	-	-	-	97.4 <sup>P*</sup> 102.0 <sup>P*</sup>	-18.1 -12.8	-		-	-	-	
4b8p	124	148 <sup>P</sup>	+16.2	12	130.8 <sup>P</sup>	+5.2	97.4 <sup>P*</sup> 102.0 <sup>P*</sup>	-27.3 -21.6	130.1 <sup>P</sup> 137.5 <sup>P</sup> 137.8 <sup>P</sup> 140.0 <sup>P</sup> 146.0 <sup>P</sup> 160.1 <sup>P</sup> 178.9 <sup>P</sup> 185.0 <sup>P</sup> 190.0 <sup>P</sup>		+4.7 +9.8 +10.0 +11.6 +15.1 +22.5 +30.7 +33.0 +34.7	2 2 1 1 2 3 1 1 1		
5b6p	110	-	-	-	-	-	-	-	-		-	-	-	-
5b7p	119	-	-	-	-	-	-	-	-		-	-	-	-
5b8p	128	-	-	-	141 <sup>P</sup>	+9.2	-	-	-		-	-	-	-
5b9p	137	-	-	-	156 <sup>P</sup> 174 <sup>P</sup>	+12.2 +21.3	-	-	-		-	-	-	-
6b7p	123	-	-	-	-	-	-	-	-	-	-	-	-	
6b8p	132	-	-	-	-	-	-	-	-	-	-	-	-	
3b4p	90	-	-	-	-	-	-	-	-	-	-	-	-	
3b5p	99	-	-	-	-	-	-	-	-	-	-	-	-	
3b6p	108	154 <sup>P</sup> 163 <sup>P</sup>	+29.9 +33.7	8 8	-	-	-	-	-	-	-	-	-	
4b5p	103	-	-	-	-	-	-	-	-	-	-	-	-	
4b6p	112	-	-	-	-	-	-	-	-	-	-	-	-	
4b7p	121	121 <sup>P</sup> 124 <sup>P</sup>	0 +2.4	4 10	-	-	-	-	-	-	-	-	-	
4b8p	130	142 <sup>P</sup>	+8.4	4	-	-	-	-	-	-	-	-	-	
5b6p	116	-	-	-	-	-	-	-	-	-	-	-	-	
5b7p	125	-	-	-	-	-	-	-	-	-	-	-	-	
5b8p	134	-	-	-	-	-	-	-	-	-	-	-	-	
5b9p	143	-	-	-	154 <sup>P</sup>	+7.1	-	-	-	-	-	-	-	
5b10p	152	236 <sup>P</sup>	+35.6	5	-	-	-	-	-	-	-	-	-	
6b7p	129	-	-	-	-	-	-	-	-	-	-	-	-	
6b8p	138	-	-	-	-	-	-	-	-	-	-	-	-	
6b9p	147	-	-	-	-	-	-	-	-	-	-	-	-	
6b10p	156	-	-	-	-	-	-	-	-	-	-	-	-	
6b11p	165	-	-	-	-	-	-	-	-	-	-	-	-	
6b12p	174	199 <sup>P</sup>	+12.6	7	-	-	-	-	-	-	-	-	-	
<b>Total</b>				64			52		86				14	
<b>Density</b>														
Required			30-50dph			30-50dph		30-50dph				30-40dph		
Achieved			28dph (net)			27dph (net)		39dph (net)				21.5dph (grs & net)		

## 2.3 Evaluation

The following evaluation highlights the key themes and figures arising from the assessment:

### 2.3.1 Two storey house types:

1. **52.6%** of the total number of 2 bed house types on all schemes (*including* the SHC) fail to meet the minimum NDSS.
2. **69.2%** of the total number of 2 bed house types on all schemes (*excluding* the SHC) fail to meet the minimum NDSS.
3. **67.7%** of the total number of 3 bed house types on all schemes (*including* the SHC) fail to meet the minimum NDSS.
4. **87%** of the total number of 3 bed house types on all schemes (*excluding* the SHC) fail to meet the minimum NDSS.
5. **23.5%** of the total number of 4 bed house types on all schemes (*including* the SHC) fail to meet the minimum NDSS.
6. **22.6%** of the total number of 4 bed house types on all schemes (*excluding* the SHC) fail to meet the minimum NDSS.
7. **0%** of the total number of 5 bed house types on all schemes (*including* the SHC) fail to meet the minimum NDSS.
8. **0%** of the total number of 5 bed house types on all schemes (*excluding* the SHC) fail to meet the minimum NDSS.

### 2.3.2 Three storey house types:

1. **50%** of the total number of 3 bed house types on all schemes (*including* the SHC) fail to meet the minimum NDSS.
2. **60%** of the total number of 3 bed house types on all schemes (*excluding* the SHC) fail to meet the minimum NDSS.
3. **9.1%** of the total number of 4 bed house types on all schemes (*including* the SHC) fail to meet the minimum NDSS.
4. **11.1%** of the total number of 4 bed house types on all schemes (*excluding* the SHC) fail to meet the minimum NDSS.
5. **0%** of the total number of 5 bed house types on all schemes (*including* the SHC) fail to meet the minimum NDSS.
6. **0%** of the total number of 5 bed house types on all schemes (*excluding* the SHC) fail to meet the minimum NDSS.
7. **0%** of the total number of 6 bed house types on all schemes (*including* the SHC) fail to meet the minimum NDSS.
8. **0%** of the total number of 6 bed house types on all schemes (*excluding* the SHC) fail to meet the minimum NDSS.

### 2.3.3 Affordable v Private:

Of all the identified affordable house types on the all the schemes, **70%** fail to meet the minimum NDSS, whereas in comparison **33%** of all the private for sale house types fail to meet the minimum NDSS standards. The private for sale house type percentage excludes Gleesons 4 bed house types due to a lack of information on bedspaces to determine whether they would meet the NDSS. If they are 4b5p they would meet the minimum NDSS, however if they are 4b6p or more they would fail to meet NDSS.

In cases where the same house type has been used for both affordable and private for sale housing, **33.3%** fail to meet the minimum NDSS standards.

### 2.3.4 Density

A direct correlation is evident to schemes which include high numbers of executive homes (4 bed +) which far exceed the NDSS and a failure to achieve the required density, while schemes which incorporate high numbers of house types that are significantly smaller than the equivalent NDSS meet the required density, and in some cases by a substantial margin.

Schemes that incorporate house type sizes which closer reflect the NDSS, with lower variations, demonstrate that the required density can be achieved. Assessment of these schemes has found that this can be achieved through provision of a wider mix and range of house type sizes, use of more efficient building forms including terraced properties, higher storey properties with smaller building footprints and bespoke house type solutions to address site constraints.

## 2.4 Conclusion - Houses

A common trend is evident from the assessment and evaluation in that a significantly higher percentage of two storey 2 and 3 bed house types fail to meet the NDSS standards, however this pattern then reverses in relation to larger two storey family house types of 4 beds and upwards which largely meet the NDSS.

Three storey house types are generally more likely to achieve the minimum NDSS standards in comparison to two storey properties.

A significantly higher percentage of affordable house types fail to meet the NDSS standard in comparison to private for sale house types.

### 3. Assessment of apartment schemes

The assessment is based on a sample of 8 apartment schemes located within Sheffield City Centre, which were completed in either 2020/21 or 2021/22.

The scheme names in Tables 4 and 5 below are annotated with either 'NB' or 'C' which stands for either a 'New Build' or 'Conversion' scheme.

#### 3.1. Background information

1. Under existing policy, affordable housing is not required within the majority of the City Centre.
2. The Chatham Street scheme includes 131 apartments, which have internal space standards included on the floor plan drawings. In some cases, there are slight variations in size between some corresponding apartments on different floors e.g. 43.1sqm, 43.2sqm, 43.3sqm, which results in a long list of apartment sizes if they are all to be considered individually. For the purpose of this assessment, the number of apartments that would otherwise need to be included in the table (if all were listed) has been rationalised. To achieve this, all apartments within a range (for example, 43.0-43.9sqm, with the corresponding number of beds/bed spaces) have been covered under the single figure (in this example, 43sqm).
3. Some of the figures are approximate as they have been measured from the drawings as there was a lack of information on the space standards. These include 4-6 Paradise Square and 54-56 Fargate.
4. In some cases, there wasn't an equivalent NDSS figure for some of the property types built on schemes. Where this was evident an approximate NDSS figure was calculated by evaluating the existing NDSS figures to provide an estimated area. Where this applies the estimated NDSS figure is coloured [blue](#).



3.2 Tables 4-5: Comparison of apartment sizes against the NDDS

Table 4

NDSS - Bedrooms/Bedspaces	NDSS - Minimum GIA (m <sup>2</sup> )	Former Eon Works (Noble Design & Build) Apartment size (GIA sq.m)	The % that the apartment is smaller or greater than the equivalent NDSS	Number of each property type	Chatham Street (Qualis Residential Dev) Apartment size (GIA sq.m)	The % that the apartment is smaller or greater than the equivalent NDSS	Number of each property type	318-322 Shalesmoor (R.S. Sabkha C & D) Apartment size (GIA sq.m)	The % that the apartment is smaller or greater than the equivalent NDSS	Number of each property type	Little Kelham (Block 2E) (Citu) Apartment size (GIA sq.m)	The % that the apartment is smaller or greater than the equivalent NDSS	Number of each property type
1b1p	39/37	-	-	-	-	-	-	-	-	-	-	-	-
1b2p	50	17.1 17.5 18.0 18.3 21.7 24.9 28.0 29.0 30.0	-192.4 -185.7 -177.8 -173.2 -130.4 -100.8 -78.6 -72.4 -66.7	3 1 4 43 2 32 51 2 1	31.0 36.0 38.0 40.0 41.0 43.0 47.0 48.0 51.0	-61.3 -38.9 -31.6 -25.0 -22.0 -16.3 -6.4 -4.2 +2.0	4 25 12 5 4 6 2 2 8	25 26 30 31 33 35 36 39 40 41	-100.0 -92.3 -66.7 -61.3 -51.5 -42.9 -38.9 -28.2 -25.0 -22.0	5 3 10 2 12 5 1 5 1 4	-	-	
2b3p	61	-	-	-	59.0	-3.4	3	-	-	-	-	-	-
2b4p	70	37.1 37.2 37.4 38.1 41.4 42.9 43.1 46.3 48.5 60.0	-88.7 -88.2 -87.2 -83.7 -69.1 -63.2 -62.4 -51.2 -44.3 -16.7	3 1 2 2 2 1 2 1 3 6	56.0 57.0 58.0 59.0 60.0 61.0 64.0 65.0 67.0 70.0 73.0	-25.0 -22.8 -20.7 -18.6 -16.7 -14.8 -9.4 -7.7 -4.5 0.0 +4.1	3 9 4 9 5 12 4 5 1 1 3	46	-52.2	1	-	-	
3b4p	74	-	-	-	-	-	-	-	-	-	-	-	-
3b5p	86	-	-	-	76.0	-13.2	4	-	-	-	-	-	-
3b6p	95	-	-	-	-	-	-	-	-	-	-	-	-
4b5p	90	-	-	-	-	-	-	-	-	-	-	-	-
4b6p	99	-	-	-	-	-	-	-	-	-	-	-	-
4b7p	108	-	-	-	-	-	-	-	-	-	-	-	-
4b8p	117	-	-	-	-	-	-	-	-	-	-	-	-
2 Storey													
1b2p	58	-	-	-	-	-	-	-	-	-	42.27 49.98 51.10 56.30	-37.2 -16.1 -13.5 -3.0	1 1 2 1
2b3p	70	-	-	-	-	-	-	-	-	-	68.10 69.40 71.26	-2.8 -0.9 +1.8	1 1 1
2b4p	79	-	-	-	-	-	-	-	-	-	79.15 79.25 74.14	+0.2 +0.3 -6.6	1 1 1
3b4p	84	-	-	-	-	-	-	-	-	-	-	-	-
3b5p	93	-	-	-	-	-	-	-	-	-	-	-	-
3b6p	102	-	-	-	-	-	-	-	-	-	-	-	-
3 Storey													
1b2p	67	-	-	-	-	-	-	-	-	-	66.33 68.19	-1.0 +1.7	1 1
2b3p	76	-	-	-	-	-	-	-	-	-	71.07 71.54 71.81 81.01 82.50 87.33	-6.9 -6.2 -6.2 +6.2 +7.9 +13.0	1 1 1 1 1 1
2b4p	85	-	-	-	-	-	-	-	-	-	-	-	-
3b4p	90	-	-	-	-	-	-	-	-	-	-	-	-
3b5p	99	-	-	-	-	-	-	-	-	-	102.75	+3.6	1
3b6p	108	-	-	-	-	-	-	-	-	-	-	-	-
4b5p	103	-	-	-	-	-	-	-	-	-	-	-	-
4b6p	112	-	-	-	-	-	-	-	-	-	-	-	-
4b7p	121	-	-	-	-	-	-	-	-	-	142.61	+15.1	1
4b8p	130	-	-	-	-	-	-	-	-	-	-	-	-
Total				162			131			49			21
Density													
Required			70 dph		70 dph		70 dph		70 dph		70 dph		
Achieved			848 dph (net)		458 dph (net)		761 dph (net)		148 dph (net)				

Table 5

NDDSS – Bedrooms/Bedspaces	NDDSS - Minimum GIA (m <sup>2</sup> )	Quicksilver <sup>c</sup> (U Own) Apartment size (GIA sq.m)	The % that the apartment is smaller or greater than the equivalent NDDSS	Number of each property type	4-6 Paradise Square <sup>c</sup> (-) Apartment size (GIA sq.m)	The % that the apartment is smaller or greater than the equivalent NDDSS	Number of each property type	8 Paradise Square <sup>c</sup> (-) Apartment size (GIA sq.m)	The % that the apartment is smaller or greater than the equivalent NDDSS	Number of each property type	54-56 Fargate <sup>c</sup> (-) Apartment size (GIA sq.m)	The % that the apartment is smaller or greater than the equivalent NDDSS	Number of each property type
1b1p	39/37	-	-	-	-	-	-	-	-	-	-	-	-
1b2p	50	39 40 43	-28.2 -25.0 -16.3	4 3 1	41.0 43.3 45.3 46.4 46.5 46.9 48.1 51.1 51.4	-22.0 -15.5 -10.4 -7.8 -7.5 -6.6 -4.0 +2.1 +2.7	1 1 1 1 1 1 1 1 1	47.0	-6.4	2	-	-	-
2b3p	61	44	-38.6	1	-	-	-	-	-	-	-	-	-
2b4p	70	45 46	-55.6 -52.2	1 2	50.6	-38.3	1	-	-	-	-	-	-
3b4p	74	-	-	-	-	-	-	-	-	-	-	-	-
3b5p	86	-	-	-	-	-	-	-	-	-	-	-	-
3b6p	95	-	-	-	-	-	-	-	-	-	82.4	-15.3	2
4b5p	90	-	-	-	-	-	-	-	-	-	-	-	-
4b6p	99	-	-	-	-	-	-	-	-	-	-	-	-
4b7p	108	-	-	-	-	-	-	-	-	-	-	-	-
4b8p	117	-	-	-	-	-	-	-	-	-	-	-	-
1b2p	58	-	-	-	64.5	+10.0	1	45.0	-28.9	1	-	-	-
2b3p	70	-	-	-	-	-	-	-	-	-	-	-	-
2b4p	79	-	-	-	-	-	-	77.0	-2.6	1	-	-	-
3b4p	84	-	-	-	-	-	-	-	-	-	-	-	-
3b5p	93	-	-	-	-	-	-	-	-	-	-	-	-
3b6p	102	-	-	-	-	-	-	-	-	-	-	-	-
1b2p	67	-	-	-	-	-	-	-	-	-	-	-	-
2b3p	76	-	-	-	-	-	-	-	-	-	-	-	-
2b4p	85	-	-	-	-	-	-	-	-	-	-	-	-
3b4p	90	-	-	-	-	-	-	-	-	-	-	-	-
3b5p	99	-	-	-	-	-	-	-	-	-	-	-	-
3b6p	108	-	-	-	-	-	-	-	-	-	-	-	-
4b5p	103	-	-	-	-	-	-	-	-	-	-	-	-
4b6p	112	-	-	-	-	-	-	-	-	-	-	-	-
4b7p	121	-	-	-	-	-	-	-	-	-	-	-	-
4b8p	130	-	-	-	-	-	-	-	-	-	-	-	-
Total				12			11			4			2
Density													
Required			70 dph		70 dph		70 dph		70 dph		70 dph		
Achieved			642 dph (net)		308 dph (net)		282 dph (net)		185 dph (net)				

### 3.3 Evaluation

1. Of the 67 figures for 1 storey/floor apartments **62 (92.5%)** fail to meet the minimum NDSS.
2. Of the 13 figures for 2 storey/floor apartments **9 (69,2%)** fail to meet the minimum NDSS.
3. Of the 10 figures for 3 storey/floor apartments **4 (40%)** fail to meet the minimum NDSS.
4. In total, for the 90 apartment figures assessed for all types **75 (83.3%)** fail to meet the minimum NDSS.
5. All schemes far exceed the required net density. Even the Little Kelham scheme significantly exceeds the density requirement despite nearly 50% of the apartments meeting NDSS. Reduced parking ratios on city centre apartment schemes and a frequent lack of communal and private amenity space are all factors which have a significant effect on schemes achieving high densities.

### 3.4 Conclusion - Apartments

One storey/floor apartments recently completed within the city whether new build or conversion largely fail to meet the equivalent NDSS. However, as the number of storey's/floor's within apartments increases from 2 to 3 storeys, there is a distinct increase in the number of apartments surpassing the equivalent NDSS.

Although an increase is shown in the percentage of apartments which exceed the NDSS as the number of floors increases within an apartment, of the schemes assessed apartments that achieve this are conversions as opposed to new build developments. This may be due to the need for unconventional bespoke solutions to address site constraints.

While all schemes far exceed the required density, factors which can contribute towards this being achieved can include a lack of or very little provision of private or communal amenity space. This raises concerns regarding the quality of life for residents when living at such high densities.