

Tendring *District Council*



TENDRING DISTRICT COUNCIL

Planning Services

PEO4: Standards for New Housing

Housing Sizes in the Urban Areas of the Tendring District

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Part A: Housing Sizes in the Urban Areas of the Tendring District

1. Introduction

- 1.1 The Tendring District Local Plan Proposed Submission Draft (hereafter the 'Draft Local Plan') provides a broad framework of policies and proposals which aim to achieve sustainable development, promote economic growth, meet the social needs of a growing population and protect the places that make Tendring an attractive place to live, work and visit. The Draft Local Plan also sets out the key development projects that will deliver new jobs, housing and community facilities; it identifies specific sites that will be both promoted for and protected from development; it identifies the new infrastructure that will be needed to support future growth; and it contains the planning policies that the Council will use when determining planning applications.
- 1.2 One such policy is Policy PEO4: Standards for New Housing. This policy sets out minimum expectations for design, quality and energy efficiency based on nationally recognised 'Lifetime Homes Standards' and the 'Code for Sustainable Homes' which form part of mandatory building regulations; and the findings of recent research undertaken for the Greater London Authority (GLA) and the Commission for Architecture and the Built Environment (CABE) on space standards for new homes.
- 1.3 The research carried out for the GLA in 2006 regarding housing space standards indicates that the levels of space in the home in England are generally lower than those found in other European countries and this is having a detrimental affect on living standards and psychological health. In addition, a report for CABE in 2009 entitled 'Residential Satisfaction with Space in the Home' found that new housing does not consistently provide adequate space for residents to go about there everyday lives in comfort, including sufficient space for storing possessions and maintaining a tidy home and having enough room for families and guests to eat and socialise together. This research therefore calls for a return to minimum room dimensions like the famous 'Parker Morris' standards from 1961.
- 1.4 This research supports the view that minimum internal floor space standards should be applied to new housing development. The standards included within Draft Policy PEO4 were based on the standards published by English Partnerships in 2007.
- 1.5 The policy also required new housing development to incorporate 'private amenity space', effectively a back garden or balcony area directly accessible via residential dwellings and that is not overlooked by adjacent or opposite living rooms or outdoor seating areas. Private amenity space is important to provide privacy, open outlook, light and fresh air for safe recreation and storage.
- 1.6 During the consultation on the Draft Local Plan between November 2012 and January 2013, several comments were received in relation to PEO4 challenging the proposed standards contained within the Policy. Several respondents objected to the prescriptive nature of the Policy, calling for greater flexibility and/ or the use of alternative standards, for example the standards published in the 'London Housing Design Guide' (recommended by Essex County Council) which are more compatible with the Lifetime Homes Design Criteria.
- 1.7 Despite the objections, the Council is determined to introduce some uniform standards to improve quality of life, support economic growth and tackle the economic decline that has been exaserbated by high dencity properties with small gardens. However, in accepting

that Policies should be applied flexibly and based on up-to-date evidence, the Council has revised the Policy to bring the standards more inline with the London Housing Design Guide, as advised by Essex County Council.

- 1.8 To support the case for applying minimum standards for internal floor areas and gardens, this study provides research into the actual property and garden sizes that have been achieved in the District over a number of decades. This demonstrated that the Council's expectations are not unreasonable and should be achievable in most new developments. This study should be considered alongside the Council's evidence on viability which looks at the impact, on the economics of development, of minimum standards.

2. Methodology

- 2.1 To establish the average house size, by type, for certain areas within the urban areas of the Tendring District for comparison with the Council's revised minimum standards, a methodological approach has been adopted.
- 2.2 In accordance with Policy SD2: Urban Settlements, within the Draft Local Plan, the urban areas that this paper studies in relation to average house size, by type are: Clacton-on-Sea; Harwich and Dovercourt; Frinton, Walton and Kirby Cross; Manningtree, Lawford and Mistley and Brightlingsea. Within each of these areas a sample of housing types (including terraced homes, semi-detached dwellings and detached homes) of different ages were selected.
- 2.3 Within these selected areas a representative sample of houses were measured using 'Local View', a mapping software system, to ascertain the approximate size of each individual home. The size of the property were then multiplied by the number of storeys (for example the size would be multiplied by 1.5 for a chalet bungalow or 2 for a 2-storey house etc). This then provided an estimated internal size for each house in a given area, from which it was possible to find the average (mean), minimum and maximum dwelling size for the given sample area. Private amenity space was also measured for each property to determine average (mean), minimum and maximum sizes for private amenity space.
- 2.4 By sampling a range of housing types and ages of property across different urban areas within the District it was possible to compare the different housing sizes to establish changes over different periods in history; across different housing types; and between different urban settlements. The data collected for this investigation is recorded in the appendices of this report.
- 2.5 Listed below is the different areas or estates that were surveyed as part of this investigation for each urban area in the District:

Clacton-on-Sea:

- **Tudor Estate, Jaywick** (e.g. Tudor Green, Park Square East, Park Square West: c.1960s)
- **Brooklands and Grasslands Estates**, Jaywick (e.g. Morris Avenue, Bentley Avenue, Rover Avenue, Singer Avenue: c.1930s)
- **'The Gardens', Clacton** (e.g. Albany Gardens East, Albany Gardens West, Lancaster Gardens East, Lancaster Gardens West: c.1920s- 1930s)
- **Cann Hall Gardens Estate** (e.g. Blake Drive, Burrows Close, Dorking Crescent: c.1980s)
- **Peter Bruff Estate** (e.g. Peter Bruff Avenue, Spring Close, Parry Drive: c.1970s)
- **Great Clacton Hall Estate ('The Birds Estate')** (e.g. Puffinsdale, Kestrel Way, Terndale: c.1960s)
- **Wheatlands Estate** (e.g. Hampstead Avenue, Neasden Avenue, Elthorne Park: c.1990s)
- **Percy King Estate** (e.g. Flatford Drive, Deadham Avenue, Cavendish Drive: c.1970s)
- **Blenheim Gate Estate** (e.g. land north of St Johns Road, west of Little Clacton Road: c.2010s)
- **Martello Bay Estate** (e.g. Portsmouth Road, Shoreham Road, Selsey Avenue: c.1990s)
- **Robin Hood Estate** (e.g. Sherwood Drive, Marion Avenue, Richards Walk, Sheriffs Way: c.1980s)
- **Burrsville Park Estate** (e.g. Burrs Road, The Drive, The Greenway: c.1930s)
- **Royal Estate** (e.g. Prince Philip Avenue, Queen's Road, Queen Elizabeth Avenue: c.1960s)
- **Foots Farm Estate** (e.g. Farmleigh Avenue, Newington Gardens, Chingford Avenue: c.1970s)

- **Lake Walk Estate** (e.g. Lake Walk, Coopers Lane, Marlborough Close: c.1960s)
- **Isle of Wight Estate** (e.g. Ventnor Drive, Shanklin Close, Ryde Avenue: c.1980s)
- **Clacton Town Centre** (e.g. Meredith Road, Page Road, St Andrew's Road: c.1900s)
- **Hucklesbury Avenue area, Holland-on-Sea** (e.g. Hucklesbury Avenue, Norman Road, Grenfell Avenue: c.1960s)

Harwich and Dovercourt:

- **Hightrees Estate** (e.g. Vienna Close, Burges Close, Louvain Road: c.1990s)
- **Dovercourt Bay Estate (west)** (e.g. Bullfinch Close, Whinfield Avenue, Chaffinch Drive: c.1990s)
- **Valleyside Estate** (e.g. Norway Crescent, Clarke's Road, Briardale Avenue: c.1970s)
- **Larksfield Estate** (e.g. Larksfield Crescent, The Vineway, Ashley Road: c.1960s)
- **Long Meadows Estate** (e.g. Holyrood, Howard Avenue, Witchelm: c.1970s)
- **Harwich Town** (e.g. Fernlea Road, Albert Street: c.pre1900)
- **Dovercourt Town Centre** (e.g. Victoria Street, East Street: c.pre1900)

Frinton, Walton and Kirby Cross:

- **'The Avenues', Frinton** (e.g. Second Avenue, Third Avenue, Fourth Avenue: c.1920s)
- **Frinton Park Estate** (e.g. Audley Way, Central Avenue, Warley Way: c.1930s)
- **Station area, Frinton** (e.g. Hadleigh Road, St Mary's Road, Pole Barn Lane: c.1920s)
- **Homelands, Frinton** (e.g. Grange Close, Great Harrods, Thorns Way: c.1970s-1980s)
- **Frietuna Development, Kirby Cross** (e.g. Frietuna Road, Hunt Way, Holledge Crescent: c.1980s)
- **Sunny Point, Walton** (e.g. Sunny Point: c.1950s)
- **Beatrice Road area, Walton** (e.g. Florence Road, Beatrice Road, Percival Road: c.1950s)
- **Walton Town** (e.g. Alfred Terrace: c.pre1900s)

Manningtree, Lawford and Mistley:

- **Lawford Dale Estate** (e.g. Cotman Avenue, Gainsborough Drive, Munnings Way: c.1980s)
- **Lawford Park Estate** (e.g. Lawford Place: c.2000s)
- **Cavendish Drive area, Lawford** (e.g. Cavendish Drive, Hunter Drive, Linden Close: c.1970s)
- **School Lane area, Lawford** (e.g. School Lane, Grange Road: c.1970s)
- **Queens Way area, Lawford** (e.g. Queens Way, Knights Close, Kings Close: c.1980s)
- **Stourview Estate, Mistley** (e.g. Stourview Avenue, Stourview Close, Seafield Avenue: c.1970s-1980s)
- **California Road area, Mistley** (e.g. California Road, Beckford Road, Chapel Cut: c.1900s)
- **Manningtree Town** (e.g. Regent Street, Oxford Road: c.pre1900s)

Brightlingsea:

- **Maltings Estate** (e.g. Maltings Road, Fordwich Road, Deal Way: c.1970s)
- **Brightlingsea Hall Estate** (e.g. Manor House Way, The Woodlands, Pertwee Close: c.1970s)
- **Brightlingsea Town** (e.g. Sydney Street, Tower Street, Francis Street: c.pre1900s)
- **Bellfield Estate** (e.g. Bellfield Avenue, Bellfield Close, Regent Close: c.1960s)
- **Royal Estate** (e.g. Elizabeth Way, Richard Avenue, Edward Drive: c.1960s)
- **Creekhurst Close area** (e.g. Creekhurst Close, Whitegate Road, Hurst Close: c.1970s)
- **Dover Road area** (e.g. Dover Road, Cinque Port Road, Sandwich Road: c.1960s)
- **Elm Drive area** (e.g. Elm Drive, Cedar Avenue, Planton Way: c.1970s)

2.6 It should be noted that there were some limitations to this methodology and the results of the study are only designed to provide a general indication of property size rather than a

scientific and statistically accurate census of all properties. Firstly the selection of areas/ estates within each urban area was not conducted using any scientific selection process. Instead, areas were sampled randomly within each area aimed at identifying a cross section of different housing types and homes built during different periods in history.

- 2.7 Additionally, properties were measured using tools within the 'Local View' mapping software; these measurements are therefore only approximate estimates; some may have included extensions and alterations to the properties, made after the building's original construction, which make it difficult to ascertain the original size of properties from different periods throughout history. In addition, the ages of the properties sampled for this investigation was estimated using historical map records, planning histories and through assumptions based on the styles and types of homes built during different periods of history.
- 2.8 Finally, the revised Policy PEO4 sets out standards for house sizes based on the number of bed spaces in a dwelling; however, when sampling dwellings as part of this desktop investigation it was not always possible to establish accurate data regarding the number of bed spaces in a given dwelling. A pragmatic approach using data from estate agents and other online property sellers was employed.

N.B: All figures in this paper are rounded to one decimal place.

3. Results by Area

- 3.1 The tables in Section 3 (below) show the results by area. The table is split into five principle columns (from left to right): approximate year of property construction, 1 bedroom property, 2 bedroom property, 3 bedroom property and 4 (or more) bedroom property. The property type columns are also divided in two; showing floor area and garden (private amenity space).
- 3.2 Below the years in the left-hand column is an estimate of the floor and garden sizes mentioned above. In the first three rows a maximum, average and minimum of each type of property is given for both floor and garden area. This gives a 'base line' to compare what has historically been built, with the requirements of the revised Policy.
- 3.3 The four rows below (called 'Minimum Standards', 'High -/+', 'Ave -/+' and 'Low -/+') show the required minimum sizes of the proposed Policy and if the historic builds have achieved this. One can see that the historic sizes do not meet that required by the proposed Policy if there is a red negative number in the '-/+' rows. The four rows below these (called 'Aspirational Standards', 'High -/+', 'Ave -/+' and 'Low -/+') show the required aspirational sizes of the proposed Policy and if the historic builds have achieved this. The rows highlighted in yellow are key. These show for each 'Minimum' and 'Asporational' section where the built figures have met (or not) the requirements of that part of the Policy.
- 3.4 Below each table is a brief summery of the results gathered and what can be drawn from this.

A. Clacton-on-Sea

Year	1 Bed		2 Bed		3 Bed		4 Bed	
	Floor	Garden	Floor	Garden	Floor	Garden	Floor	Garden
1960s	-	-	112.2	241	70.2	270.9	125.7	283.2
	-	-	108.6	253.9	151	312.3	58.3	243.1
1930s	41.2	34.2	31.2	34.2	56.8	122.8	-	-
	45.4	82	44.8	33.5	103.5	62.9	-	-
1920s	-	-	93	151.3	113.2	186.6	112.4	143.5
	-	-	-	-	199.8	267.1	167.2	244.7
1980s	44.2	33.4	53.2	56.9	79.4	93.9	106.8	195.1
	-	-	62.9	122.6	79	167	118.6	117.3
1970s	-	-	91.6	96.5	128.4	91.3	145	102.6
	-	-	-	-	89.8	79	150	111.9
1960s	106	-	66.7	92.1	126.2	89.6	127.2	284.8
	-	-	70.9	145.5	89.4	237.5	-	-
1990s	60.8	40.1	98.6	286.7	96.6	154.6	150.8	113.8
	71	42.9	67.2	32.9	154.4	122.9	186.9	160.2
1970s	-	-	78.2	164.3	151.4	132.9	-	-
	-	-	130	47.2	87.4	136.1	121.7	253.1
2010s	-	-	-	-	-	-	-	-
1990s	-	-	56.8	59.5	124.6	120.6	143	118.3
	-	-	89	77.7	92.6	70.9	68.6	221.4
1980s	-	-	83.4	125.2	124.5	125.7	153.5	124.6
	-	-	66.5	122.4	94.4	100.8	122.2	143.6
1930s	44.6	133.2	77	316.9	100.5	515.6	137.7	503.8
	52.5	150.2	83.2	277.6	65.7	169.4	86	206.8
1960s	-	-	75.7	190.5	84.3	107.6	111.2	185.4
	-	-	61.4	304	85.6	125.5	-	-
1970s	-	-	74	72.4	66.3	129.2	-	-
	-	-	65.4	75.5	86.8	168.9	-	-
1960s	114.8	136.8	42.7	232.5	99.4	80.4	119.4	47
	-	-	94.1	94.9	96.4	51.3	124.4	100.4
1980s	49	111.6	66.5	146.4	90.2	77.3	-	-
	45	181.3	70.3	143	98.7	114.1	-	-
1900s	65	73.1	139	40.5	135.6	102.1	149.7	42.8
	67.6	77.4	115	59.6	133	88.5	191.2	198.3
1960s	-	-	58.8	211.5	94.3	120.4	138.4	97.6
	-	-	58.6	173.4	66.2	203.9	-	-

High	114.8	181.3	139	304	199.8	515.6	191.2	503.8
Ave	62.08462	91.35	77.70313	140.0656	103.4	147.0471	129.8292	176.8042
Low	41.2	33.4	31.2	32.9	56.8	51.3	58.3	42.8
Minimum Standards	50	50	83	83	96	96	107	107
High +/-	64.8	131.3	56	221	103.8	419.6	84.2	396.8
Ave +/-	12.08462	41.35	-5.29687	57.06563	7.4	51.04706	22.82917	69.80417
Low +/-	-8.8	-16.6	-51.8	-50.1	-39.2	-44.7	-155.7	-64.2
Aspirational Standards	100	100	166	166	192	192	214	214
High +/-	14.8	81.3	-27	138	7.8	323.6	-22.8	289.8
Ave +/-	-37.9154	-8.65	-88.2969	-25.9344	-88.6	-44.9529	-84.1708	-37.1958
Low +/-	-58.8	-66.6	-134.8	-133.1	-135.2	-140.7	-155.7	-171.2

- 3.5 The above results show that historically dwellings of all types built in the Clacton-on-Sea area have been built above the 'Minimum Standards' proposed by officers, within the Focused Changes document. The one exception to this is that of the floor area for 2 bedroom properties which is only deficient by some 5 square metres.
- 3.6 The historically built dwellings only fail on two occasions to meet the 'Aspirational Standards' as proposed by officers within the focused changes document. Where they do fail, the deficit is fairly significant; between -22 and -27 square metres.

B. Harwich and Dovercourt

Year	1 Bed		2 bed		3 bed		4 bed	
	Floor	Garden	Floor	Garden	Floor	Garden	Floor	Garden
1990s			65.6	83.1	138.8	167.6	135.2	165
			59.8	75.1	121.8	94.4	132.8	96.3
1990s			72.4	110.2	123.4	122.3	139.1	133.2
			70.3	121.5	143.3	219.9	136	132.1
1970s			114	93	91.6	153.6	125.8	117.3
			84	75.8	89.2	63.6	98.8	150.3
1960s	-	-	57.4	126.7	74	96.9	53.5	119.3
	55.3	93.8	95	127	74	81.6	163.6	222.7
1970s			75.6	77.7	88.6	127.7	88.8	120.5
			64.2	80	104.6	65.1	137.2	86.5
Pre 1900s			91.6	46.4	109.8	63.6	88.8	47.8
			83.6	49.9	81.6	38.5	86.2	47.9
Pre 1900s	43.8	33.2	73.2	15	97.6	23.3	99.2	32.1
	-	-	70	20.4	98	23.1	-	-
High	55.3	93.8	114	127	143.3	219.9	163.6	222.7
Ave	49.55	63.5	76.90714	78.7	102.5929	95.8	114.2308	113.1538
Low	43.8	33.2	57.4	15	74	23.1	53.3	32.1
Minimum Standards	50	50	83	83	96	96	107	107
High +/-	5.3	43.8	31	44	47.3	123.9	56.6	115.7
Ave +/-	-0.45	13.5	-6.09286	-4.3	6.592857	-0.2	7.230769	6.153846
Low +/-	-6.2	-16.8	-25.6	-68	-22	-72.9	-53.7	-74.9
Aspirational Standards	100	100	166	166	192	192	214	214
High +/-	-44.7	-6.2	-52	-39	-48.7	27.9	-50.4	8.7
Ave +/-	-50.45	-36.5	-89.0929	-87.3	-89.4071	-96.2	-99.7692	-100.846
Low +/-	-56.2	-66.8	-108.6	-151	-118	-168.9	-160.7	-181.9

3.7 According to the above results, it can be seen that dwellings historically built in the Harwich area predominantly accord with what officers propose for inclusion within the Focused Changes document. This being said, it can also be seen that four out of the eight figures have historically been built below the 'Minimum Standards' of the Focused Changes document. These shortfalls however are modest, with the greatest loss only amounting to some 6 square metres.

3.8 The historic builds against the proposed 'Aspirational Standards' is at quite a variance with the above. The historic builds failed to meet the 'Aspirational Standards' in all but two cases. Shortfalls ranged from some 6 to over 50 square metres. This result is relatively significant.

C. Frinton, Walton and Kirby Cross

Year	1 Bed		2 Bed		3 Bed		4 Bed	
	Floor	Garden	Floor	Garden	Floor	Garden	Floor	Garden
1920s	174.9		134.1	207.9	219.4	337.1	317.2	227.8
	123.8		97.1	flat	276	353.4	319	4000.5
1930s	-	-	163.6	258.6	126.2	371.6	253.4	293.8
	-	-	113	186.9	141.9	191.2	-	-
1920s	-	-	100.8	161.7	154.6	188.8	179.5	247.1
	-	-	101.6	135.3	92.6	51.9	133.4	141.2
1970s	-	-	140.8	135.1	105.8	171.2	-	-
	-	-	83	165.5	94.9	129.7	-	-
1980s	60.2	53.5	36.7	-	120.9	215.3	205.4	123.7
	57.6	107.2	-	-	94	134.1	206.4	230.8
1950s	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-
1950s	-	-	65.4	341.3	74.1	121.9	-	-
	-	-	79.1	125.8	144.4	134.1	236.4	139.6
pre 1900s	156.2	0	93.4	8.2	87.8	22.3	114.8	156.7
	122.4	7.7	68.3	-	-	-	-	-
High	174.9	107.2	163.6	341.3	219.4	371.6	317.2	4000.5
Ave	115.85	42.1	98.22308	172.63	133.2769	186.3538	218.3889	617.9111
Low	57.6	0	36.7	8.2	74.1	22.3	114.8	123.7
Minimum Standards	50	50	83	83	96	96	107	107
High +/-	124.9	57.2	80.6	258.3	123.4	275.6	210.2	3893.5
Ave +/-	65.85	-7.9	15.22308	89.63	37.27692	90.35385	111.3889	510.9111
Low +/-	7.6	-50	-46.3	-74.8	-21.9	-73.7	7.8	16.7
Aspirational Standards	100	100	166	166	192	192	214	214
High +/-	74.9	7.2	-2.4	175.3	27.4	179.6	103.2	3786.5
Ave +/-	15.85	-57.9	-67.7769	6.63	-58.7231	-5.64615	4.388889	403.9111
Low +/-	-42.4	-100	-129.3	-157.8	-117.9	-169.7	-99.2	-90.3

3.9 Within the Frinton-on-Sea area, it can be seen that historically dwellings built generally exceed the standards required by the proposed figures for 'Minimum Standards' in the Focused Changes document. Only one out of the eight samples taken fell below what the Council required, and this by a relatively modest amount (some 7 square metres).

3.10 Only one of the standards required for new Aspirational dwellings were not met historically and this loss was modest (some 2 square metres).

D. Manningtree, Lawford and Mistley

Year	1 Bed		2 Bed		3 Bed		4 Bed	
	Floor	Garden	Floor	Garden	Floor	Garden	Floor	Garden
1980s	-	-	62.8	109.5	86.6	111.9	76.2	96.2
	-	-	63	156.1	64.4	120.7	108.6	97.6
2000s	-	-	91	Flats	91	Flats	108.6	58.9
	-	-	-	-	118	398.5	100.4	63.3
1970s		-	65	207.7	144.6	264.6	121.6	174
		-	-	-	90.4	150.7	83	84
1970s	343.2	Flat	50.9	Flat	87.8	458.7	214.4	276.7
	-	-	140.6	708.7	-	-	123	439.3
1980s	-	-	57.3	92.9	50.7	209	91	165.7
	-	-	68.3	113.9	62.8	150	176.4	147.8
1970s	53.6	0	46.6	103.2	80.8	71.5	170.8	473.3
	-	-	-	-	146.8	121.4	76.4	130.9
1900s	-	-	78.4	79.5	94.2	75.3	106	127.3
	-	-	71.2	33.6	107	112.1	-	-
Pre 1900s	46.2	20.6	81.6	14.8	74.4	58.7	157.8	162.4
	82.4	66.2	80.8	37.9	133	845.9	-	-
High	343.2	66.2	140.6	708.7	146.8	845.9	213.4	473.3
Ave	131.35	28.93333	73.65385	150.7091	95.5	224.9286	122.4429	178.3857
Low	46.2	0	46.6	14.8	50.7	58.7	76.2	58.9
Minimum Standards	50	50	83	83	96	96	107	107
High +/-	293.2	16.2	57.6	625.7	50.8	749.9	106.4	366.3
Ave +/-	81.35	-21.0667	-9.34615	67.70909	-0.5	128.9286	15.44286	71.38571
Low +/-	-3.8	-50	-36.4	-68.2	-45.3	-37.3	-30.8	-48.1
Aspirational								
Dstandards	100	100	166	166	192	192	214	214
High +/-	243.2	-33.8	-25.4	542.7	-45.2	653.9	-0.6	259.3
Ave +/-	31.35	-71.0667	-92.3462	-15.2909	-96.5	32.92857	-91.5571	-35.6143
Low +/-	-53.8	-100	-119.4	-151.2	-141.3	-133.3	-137.8	-155.1

3.11 The results for this area show that historically dwellings have been built above the standards required by the Council in the proposed Policy for the forthcoming Focused Changes document. Within these results, on the three occasions where the standards were not met for 'Minimum Standards' of dwellings, the losses were modest, with the largest loss being some 21 square metres.

3.12 Compared to the proposed 'Asperational Standards' dwellings built fell short of what the Council is to require. Against the 'Aspirational Standards' built form failed in half of the results and where it did fail the losses were relatively significant, with a maximum loss of some 45 square metres.

E. Brightlingsea

Year	1 Bed		2 Bed		3 Bed		4 Bed	
	Floor	Garden	Floor	Garden	Floor	Garden	Floor	Garden
1970s	-	-	101.4	158.6	91.3	137.6	160.9	240.1
	-	-	54.2	219.9	64.3	140.8	81.4	109.8
1970s	62.9	Flat	80.3	165.3	119	130.4	216.8	603.7
	-	-	85.6	236.2	82.2	169.4	183.8	579.5
1900s	68.8	65	58.8	70.2	117.8	141.7	123	107.4
	-	-	60.4	48	80.4	81.9	132.7	430.3
1960s	-	-	64.6	232	91.2	265	152	270.1
	-	-	57.8	74.3	104.6	324.9	148.6	318.6
1960s	66.4	flats	51.9	85	103	102.5	127.2	168.8
	-	-	162.4	256.4	119.7	415.2	-	-
1970s	60.6	88.5	50.3	139.4	97.7	145.3	120.3	103.2
	98.6	34.8	57.1	83.3	203.8	180.1	64	82.8
1960s	-	-	71.5	144.1	77.7	122.1	126.9	157
	-	-	59.2	77.8	115.6	216.5	105.2	155.2
1970s	-	-	87.2	186.6	56.2	151.1	102	191.2
	-	-	58.4	214.7	57.4	116.8	113	465.1
High	98.6	88.5	162.4	256.4	203.8	415.2	216.8	603.7
Ave	71.46	62.76667	72.56875	149.4875	98.86875	177.5813	130.52	265.52
Low	60.5	34.8	50.3	48	56.2	81.9	64	82.8
Minimum Standards	50	50	83	83	96	96	107	107
High +/-	48.6	38.5	79.4	173.4	107.8	319.2	109.8	496.7
Ave +/-	21.46	12.76667	-10.4313	66.4875	2.86875	81.58125	23.52	158.52
Low +/-	10.5	-15.2	-32.7	-35	-39.8	-14.1	-43	-24.2
Aspirational Standards	100	100	166	166	192	192	214	214
High +/-	-1.4	-11.5	-3.6	90.4	11.8	223.2	2.8	389.7
Ave +/-	-28.54	-37.2333	-93.4313	-16.5125	-93.1313	-14.4188	-83.48	51.52
Low +/-	-39.5	-65.2	-115.7	-118	-135.8	-110.1	-150	-131.2

3.13 Within the Brightlingsea area dwellings historically constructed generally exceeded the standards required by the 'Minimum Standards' proposed for the Focused Changes document. On the one occasion where what was built did not meet the required standards, this was only a modest shortfall (some 10 square metres down).

3.14 Compared to the proposed standards for Aspirational housing, what has historically been built failed the proposed requirements in three results. However, these losses were modest; the greatest of which only failing by some 11 square metres.

4. Conclusions

- 4.1 the area results demonstrate that, with the exception of the Harwich area, in general dwellings, and their private amenity spaces (gardens) have been historically built in accordance with, or above the standards required by the proposed 'Minimum Standards' to be incorporated within the Focused Changes document.
- 4.2 Whilst half of the above mentioned results for the Harwich area did not accord, the losses measured were only slight, ranging from 0.2 of a square metre to some 6 square metres. These results may well have been influenced by the high number of older properties (pre 1900s) which accounted for two out of the seven year periods sampled.
- 4.3 four out of the five sample areas found that the 2 bedroom properties historically built did not accord with the 'Minimum Standards' proposed for the Focused changes document. Once again these losses are not significant with the highest loss being some 10 square metres.
- 4.4 In general, dwellings and private amenity space do accord with the proposed 'Aspirational Standards' put forward by officers for inclusion within the forthcoming Focused Changes document. Out of the forty results taken in this section, twenty-four accorded with the proposed standards. Only one area (Harwich) had more dwellings not meet the 'Aspirational Standards' than meet it. The losses here mentioned are not that significant and, at their worst only reach a loss of 52 square meters. Whilst the lack of accordance with the 'Aspirational Standards' is notable, it should not be taken to discount the other work in this paper. The 'Aspirational Standards' will only be used in specific situations as opposed to the 'Minimum Standards' which will be the day-to-day standard for development in the District.
- 4.5 It is therefore considered that, given the generally positive results attributed to the 'Minimum Standards', which more-or-less reflect what has been built within the sample areas since the turn of the century, the 'Minimum Standards' are acceptable. It is therefore considered not unreasonable to include standard along the lines of 'Minimum Standards' within the Focused Changes Document.

Part B: Appendices

Appendix A: Clacton-on-Sea

1. Tudor Estate – c. 1960s

Address	No of bedrooms	Property type	No of floors	Floor area (m2)	Private amenity area (m2)
-	1	-	-	-	-
-	1	-	-	-	-
40 Park Square East	2	Chalet Bungalow	1.5	112.2	241
48 Park Square East	2	Chalet Bungalow	1.5	108.6	253.9
55 Tudor Green	3	Bungalow	Single	70.2	270.9
58 Tudor Green	3	Chalet Bungalow	1.5	151	312.3
30 Tudor Green	4	Bungalow	Single	125.7	283.2
11 Park Square East	4	Semidetached	Single	58.3	243.1

2. Brooklands and Grasslands Estate – c. 1930s

Address	No of bedrooms	Property type	No of floors	Floor area (m2)	Private amenity area (m2)
13 Crossley Avenue	1	Bungalow	Single	41.2	34.2
1 Essex Avenue	1	Bungalow	Single	45.4	82
9 Lanchester Avenue	2	Bungalow	Single	31.2	34.2
20 Swift Avenue	2	Bungalow	Single	44.8	33.5
49 Bentley Avenue	3	Bungalow	Single	56.8	122.8
16 Woolsley Avenue	3	Chalet Bungalow	1.5	103.5	62.9
-	4	-	-	-	-
-	4	-	-	-	-

3. The Gardens – c. 1920s

Address	No of bedrooms	Property type	No of floors	Floor area (m2)	Private amenity area (m2)
-	1	-	-	-	-
-	1	-	-	-	-
51 Lancaster Gardens West	2	Bungalow	Single	93	151.3
-	2	-	-	-	-
18 Albert Gardens	3	Detached	2	113.2	186.6
12 Russel Road	3	Detached	2	199.8	267.1
90 Holland Road	4	Semi-detached	2	112.4	143.5
11 Albany Gardens	4	Detached house	2	167.2	244.7

4. Can Hall Gardens Estate – c. 1980s

Address	No of bedrooms	Property type	No of floors	Floor area (m2)	Private amenity area (m2)
16a Dorking Crescent	1	Maisonette	2	44.2	33.4
-	1	-	-	-	-
16 Blake Drive	2	Semidetached Bungalow	Single	53.2	56.9
12 Burrows Close	2	Detached bungalow	Single	62.9	122.6
23 Blake Drive	3	End terrace	2	79.4	93.9
11 Burrows Close	3	Detached bungalow	Single	79	167
4 Dorking Crescent	4	Detached house	2	106.8	195.1
1 Dorking Crescent	4	Detached House	2	118.6	117.3

5. Peter Bruff Estate – c. 1970s

Address	No of bedrooms	Property type	No of floors	Floor area (m2)	Private amenity area (m2)
-	1	-	-	-	-
-	1	-	-	-	-
24 Peter Bruff Avenue	2	Semidetached house	2	91.6	96.5
-	2	-	-	-	-
12 Peter Bruff Avenue	3	Semidetached house	2	128.4	91.3
3 Parry Drive	3	Mid Terraced	2	89.8	79
2 Peter Bruff Avenue	4	Detached house	2	145	102.6
6 Spring Close	4	Detached house	2	150	111.9

6. Great Clacton Hall Estate ((the Birds Estate) – c. 1960s

Address	No of bedrooms	Property type	No of floors	Floor area (m2)	Private amenity area (m2)
*2 Linnets	1	Flat	2	106	-
-	1	-	-	-	-
22 Puffinsdale	2	Semidetached bungalow	Single	66.7	92.1
67 Kestrel Way	2	Semidetached bungalow	Single	70.9	145.5
59 Puffinsdale	3	Semidetached house	2	126.2	89.6
24 Terndale	3	Semidetached house	2	89.4	237.5
44 Ravensdale	4	Semidetached house	2	127.2	284.8
-	4	-	-	-	-

*Flats are in blocks with no real way of knowing exactly how the flats are arranged internally. In this case the notation on Local View software indicates there are 6 flats which are on 2 stories.

7. Wheatlands Estate – c. 1990s

Address	No of bedrooms	Property type	No of floors	Floor area (m2)	Private amenity area (m2)
17 Elthorne Drive	1	Semidetached house	2	60.8	40.1
16 Hoxton Close	1	Terraced	2	71	42.9
7 Stanmore Close	2	Detached Bungalow	Single	98.6	286.7
6 Hoxton Close	2		2	67.2	32.9
18 Hampstead Avenue	3	Detached House	2	96.6	154.6
3 Neasden Avenue	3	Detached House	2	154.4	122.9
74 Hampstead Avenue	4	Detached house	2	150.8	113.8
26 Neasden Avenue	4	Detached House	2	186.9	160.2

8. Percy King Estate – c. 1970s

Address	No of bedrooms	Property type	No of floors	Floor area (m2)	Private amenity area (m2)
-	1	-	-	-	-
-	1	-	-	-	-
136? Flatford Drive	2	Bungalow	Single	78.2	164.3
62 Flatford Drive	2	Semidetached house	2	130	47.2
7 Flatford Drive	3	Semidetached house	2	151.4	132.9
44 Deadham Avenue	3	Semidetached house	2	87.4	136.1
-	4	-	-	-	-
1 Cavendish Drive	4	Detached bungalow	Single	121.7	253.1

9. Blenheim Gate Estate – c. 2010s

Address	No of bedrooms	Property type	No of floors	Floor area (m2)	Private amenity area (m2)
	1				
	1				
	2				
	2				
	3				
	3				
	4				
	4				

Area of land visible on Local View but with no dwellings visible.

10. Martello Bay Estate – c. 1990s

Address	No of bedrooms	Property type	No of floors	Floor area (m2)	Private amenity area (m2)
-	1	-	-	-	-
-	1	-	-	-	-
10 Portsmouth Road	2	Maisonette?	2	56.8	59.5
41 Selsey Avenue	2	terraced	2	89	77.7
28 Portsmouth	3	Detached house	2	124.6	120.6
103 Selsey Avenue	3	Terraced	2	92.6	70.9
5 Portsmouth Road	4	Detached House	2	143	118.3
4 Shoreham Road	4	Detached house	2	68.6	221.4

11. Robin Hood Estate – c. 1980s

Address	No of bedrooms	Property type	No of floors	Floor area (m2)	Private amenity area (m2)
-	1	-	-	-	-
-	1	-	-	-	-
2 Richards Walk	2	Detached Bungalow	Single	83.4	125.2
5 Sheriffs Way	2	Detached Bungalow	Single	66.5	122.4
35 Sherwood Drive	3	Detached bungalow	Single	124.5	125.7
14 Marion Avenue	3	Detached House	2	94.4	100.8
22 Sherwood Drive	4	Semidetached house	2	153.5	124.6
1 Marrion Avenue	4	Detached house	2	122.2	143.6

12. Burrsville Park Estate – c. 1930s

Address	No of bedrooms	Property type	No of floors	Floor area (m2)	Private amenity area (m2)
190 Burs Road	1	Semidetached bungalow	Single	44.6	133.2
129 Burs Road	1	Semidetached House	Single	52.5	150.2
63 Burs Road	2	Detached bungalow	Single	77	316.9
19 the Greenway	2	Detached Bungalow	Single	83.2	277.6
14 the Drive	3	Detached chalets bungalow	1.5	100.5	515.6
7 the Greenway	3	Semidetached Bungalow	Single	65.7	169.4
11 The Drive	4	Detached Chalets Bungalow	1.5	137.7	503.8
22 The Greenway	4	Detached Bungalow	Single	86	206.8

13. Royal Estate – c. 1960s

Address	No of bedrooms	Property type	No of floors	Floor area (m2)	Private amenity area (m2)
-	1	-	-	-	-
-	1	-	-	-	-
5 Prince	2	Detached	Single	75.7	190.5

Phillip Avenue		Bungalow			
39 Queen's Road	2	Semidetached bungalow	Single	61.4	304
67 Queen's Road	3	Detached bungalow	Single	84.3	107.6
12 Queen Elizabeth Avenue	3	Semidetached bungalow	Single	85.6	125.5
16 Prince Phillip Avenue	4	Semidetached House	2	111.2	185.4
-	4	-	-	-	-

14. Footh Farm Estate – c. 1970s

Address	No of bedrooms	Property type	No of floors	Floor area (m2)	Private amenity area (m2)
-	1	-	-	-	-
-	1	-	-	-	-
44 Farmleigh Avenue	2	Semidetached House	2	74	72.4
40 Newington Gardens	2	Semidetached House	2	65.4	75.5
63 Farmleigh Avenue	3	Semidetached Chalets Bungalow	1.5	66.3	129.2
16 Newington Gardens	3	Semidetached House	2	86.8	168.9
-	4	-	-	-	-
-	4	-	-	-	-

15. Lake Walk Estate – c. 1960s

Address	No of bedrooms	Property type	No of floors	Floor area (m2)	Private amenity area (m2)
1 Lake Walk	1	Semidetached house	2	114.8	136.8
-	1	-	-	-	-
46 Lake Walk	2	End Terraced bungalow	Single	42.7	232.5
141 Coopers Lane	2	Detached Bungalow	Single	94.1	94.9
112 Coopers Lane	3	Semidetached House	2	99.4	80.4
1 Marlborough Close	3	Semidetached House	2	96.4	51.3
29 Marlborough Close	4	Mid Terraced House	2	119.4	47
17 Trunette Road	4	Semidetached House	2	124.4	100.4

16. Isle of White Estate – c. 1980s

Address	No of bedrooms	Property type	No of floors	Floor area (m2)	Private amenity area (m2)
24 Inglebrook	1	Semidetached Bungalow	Single	49	111.6
89 Inglebrook	1	Semidetached bungalow	Single	45	181.3
8 Ventnor Drive	2	Detached bungalow	Single	66.5	146.4
17 Shanklin Close	2	Detached bungalow	Single	70.3	143
29 Ventnor Drive	3	Mid Terraced House	2	90.2	77.3
11 Shankin Close	3	Semidetached bungalow	Single	98.7	114.1
-	4	-	-	-	-
-	4	-	-	-	-

17. Clacton Town Centre – c. 1900s

Address	No of bedrooms	Property type	No of floors	Floor area (m2)	Private amenity area (m2)
40 Page Road	1	Two story semidetached house split into two flats	2*	65	73.1*
22 Page Road	1	Two story semidetached house split into two flats	2*	67.6	77.4*
33 Meredith Road	2	End terraced house	2.5	139	40.5
15 St Andrews Road	2	Mid terraced house	2	115	59.6
7 Meredith Road	3	Semidetached house	2	135.6	102.1
9 Page Road	3	Semidetached house	2	133	88.5
57 Meredith Road	4	End terraced house	2.5	149.7	42.8
2 Page Road	4	Semidetached House	2.5	191.2	198.3

* The original 2 story house appears to have been split into 2 apartments (according to Local View). The floor area is therefore only for one floor. The dimension for the garden is the entire garden as it is not split on Google Earth. It is however unclear if this is associated with the ground or first floor flat.

18. Hucklesbury Avenue Area, Holland-on-Sea – c. 1960

Address	No of bedrooms	Property type	No of floors	Floor area (m2)	Private amenity area (m2)
-	1	-	-	-	-
-	1	-	-	-	-
14 Hucklesbury Avenue	2	Semidetached bungalow	Single	58.8	211.5
41 Norman Road	2	Semidetached dwelling	Single	58.6	173.4
18 Hucklebury Avenue	3	Semidetached bungalow	Single	94.3	120.4
14 Norman Road	3	Semidetached bungalow	Single	66.2	203.9
14 Pembroke Gardens	4	Detached house	2	138.4	97.6
-	4	-	-	-	-

Appendix B: Harwich and Dovercourt

1. Hightrees Estate – c. 1990s

Address	No of bedrooms	Property type	No of floors	Floor area (m2)	Private amenity area (m2)
-	1	-	-	-	-
-	1	-	-	-	-
7 Vienna Close	2	Semidetached house	2	65.6	83.1
1 St Edmonds Close	2	End terraced house	2	59.8	75.1
53 Vienna Close	3	Detached house	2	138.8	167.6
7 Burgess Close	3	Detached house	2	121.8	94.4
35 Vienna Close	4	Detached house	2	135.2	165
3 Burgers Close	4	Detached House	2	132.8	96.3

2. Dovercourt Bay Estate (west) – c. 1990s

Address	No of bedrooms	Property type	No of floors	Floor area (m2)	Private amenity area (m2)
-	1	-	-	-	-
-	1	-	-	-	-
35 Bullfinch Close	2	Detached Dwelling	2	72.4	110.2
14 Whinfield Avenue	2	Detached bungalow	Single	70.3	121.5
5 Bulfinch Close	3	Semidetached dwelling	2	123.4	122.3
20 Whinfield Avenue	3	Detached bungalow	Single	143.3	219.9
12 Bulfinch Close	4	Detached two and a half storey dwelling	2.5	139.1	133.2
5 Chaffinch Drive	4	Semidetached house	2	136	132.1

3. Valleyside Estate – c. 1970s

Address	No of bedrooms	Property type	No of floors	Floor area (m2)	Private amenity area (m2)
-	1	-	-	-	-
-	1	-	-	-	-
27 Norway Crescent	2	Detached house	2	114	93
19 Clarkes Road	2	Mid terraced house	2	84	75.8
18 Norway Crescent	3	Semidetached house	2	91.6	153.6
28 Clarkes Road	3	Mid terraced house	2	89.2	63.6
53 Norway Crescent	4	Detached house	2	125.8	117.3
64 Clarkes Road	4	End terraced house	2	98.8	150.3

4. Larksfield Estate – c. 1960s

Address	No of bedrooms	Property type	No of floors	Floor area (m2)	Private amenity area (m2)
-	1	-	-	-	-
11 Ashley Road	1	Detached bungalow	Single	55.3	93.8
20 the Vineway	2	Detached bungalow	Single	57.4	126.7
98 Ashley Road	2	Semidetached house	2	95	127
23 Larksfield Crescent	3	Detached house	2	74	96.9
38 the Vineway	3	Semidetached house	2	74	81.6
53 Larksfield Crescent	4	Detached house	2	53.5	119.3
90 Ashley Road	4	Detached house	2	163.6	222.7

5. Long Meadows Estate – c. 1970s

Address	No of bedrooms	Property type	No of floors	Floor area (m2)	Private amenity area (m2)
-	1	-	-	-	-
-	1	-	-	-	-
11 Witch elm	2	Semidetached chalet bungalow	1.5	75.6	77.7
18 Chase Lane	2	Semidetached Bungalow	Single	64.2	80
90 Holyrood Avenue	3	Semidetached house	2	88.6	127.7
29 Howard Avenue	3	Semidetached house	2	104.6	65.1
86 Holyrood Avenue	4	Semidetached house	2	88.8	120.5
37 Anger Road	4	Mid terraced House	2	137.2	86.5

6. Harwich Town – c. pre 1900

Address	No of bedrooms	Property type	No of floors	Floor area (m2)	Private amenity area (m2)
-	1	-	-	-	-
-	1	-	-	-	-
3 Fernlea Road	2	Mid terraced house	2	91.6	46.4
33 Albert Street	2	Mid terraced house	2	83.6	49.9
31 Fernlea Road	3	End terraced house	2	109.8	63.6
63 Albert Street	3	Mid terraced House	2	81.6	38.5
66 Fernlea Road	4	Mid terraced house	2	88.8	47.8
39 Albert Street	4	Mid terraced House	2	86.2	47.9

7. Dovercourt Town Centre – c. pre 1900s

Address	No of bedrooms	Property type	No of floors	Floor area (m2)	Private amenity area (m2)
18 Victoria Street	1	Flat	See flat in Clacton area	43.8	33.2*
-	1	-	-	-	-
1 East Street	2	End terraced house	2	73.2	15
8 East Street	2			70	20.4
39 Waddeston Road	3	Mid terraced house	2	97.6	23.3
25 Waddston Road	3	Mid terraced house	2	98	23.1
3 Victoria Street	4	Mid terraced house	2	99.2	32.1
-	4	-	-	-	-

* Private amenity area relates to a flat, unclear if this all belongs to one unit.

Appendix C: Frinton, Walton and Kirby Cross

1. The Avenues – c. 1920s

Address	No of bedrooms	Property type	No of floors	Floor area (m2)	Private amenity area (m2)
11 Third Avenue	1	Flat within house	2.5	174.9	flat
Flat 3 Grand Court Fourth Ave	1	Flat within house	2.5	123.8	flat
66 Third Avenue	2	Detached chalet	1.5	134.1	207.9
19 Third Avenue	2	Flat within house	2	97.1	flat
8 Second Avenue	3	Detached house	2	219.4	337.1
71 Third Avenue	3	Semidetached house	2	276	353.4
24 Second Avenue	4	Detached house	2.5	317.2	227.8
Long Acre First Avenue	4	Detached house	2	319	4000.5

2. Frinton Park Estate – x. 1930s

Address	No of bedrooms	Property type	No of floors	Floor area (m2)	Private amenity area (m2)
-	1	-	-	-	-
-	1	-	-	-	-
7 Audley Way	2	Detached bungalow	Single	163.6	258.6
8 Warley Way	2	Detached bungalow	Single	113	186.9
14 Audley Way	3	Detached Bungalow	Single	126.2	371.6
12 Central Avenue	3	Detached bungalow	Single	141.9	191.2
4 Audley Way	4	Detached house	2	253.4	293.8
-	4	-	-	-	-

3. Station area, Frinton – c. 1920s

Address	No of bedrooms	Property type	No of floors	Floor area (m2)	Private amenity area (m2)
-	1	-	-	-	-
-	1	-	-	-	-
97 Hadleigh Road	2	Terraced House	2	100.8	161.7
6 St Marys Road	2	Semidetached house	2	101.6	135.3
77 Hadleigh Road	3	Semidetached house	2	154.6	188.8
29 St Marys Road	3	Semidetached house	2	92.6	51.9
55 Hadleigh Road	4	Detached bungalow	Single	179.5	247.1
46 St Marys Road	4	Semidetached house	2	133.4	141.2

4. Homelands, Walton – c. 1970's

Address	No of bedrooms	Property type	No of floors	Floor area (m2)	Private amenity area (m2)
-	1	-	-	-	-
-	1	-	-	-	-
7 Grange Close	2	Detached house	2	140.8	135.1
12 Great Harrods	2	Detached bungalow	Single	83	165.5
23 Grange close	3	Detached house	2	105.8	171.2
11 Great Harrods	3	Detached bungalow	Single	94.9	129.7
-	4	-	-	-	-
-	4	-	-	-	-

5. Frietuna Development, Kirby Cross – c. 1980s

Address	No of bedrooms	Property type	No of floors	Floor area (m2)	Private amenity area (m2)
39 Chelmer Close	1	End terraced house	2	60.2	53.5
35 Chelmer Close	1	End terraced house	2	57.6	107.2
21 Chelmer Close	2	Block of 6 flats	2	36.7	-
-	2	-	-	-	-
35 Hunt Way	3	Detached bungalow	Single	120.9	215.3
17 Frieturna Road	3	Detached chalet bungalow	1.5	94	134.1
5 Hunt Way	4	Detached house	2	205.4	123.7
40 Frieturna Road	4	Detached house	2	206.4	230.8

6. Sunny Point, Walton – c. 1950s

Address	No of bedrooms	Property type	No of floors	Floor area (m2)	Private amenity area (m2)
	1				
	1				
	2				
	2				
	3				
	3				
	4				
	4				

Not enough results to make a formative part of the study.

7. Beatrice Road Area, Walton – 1950s

Address	No of bedrooms	Property type	No of floors	Floor area (m2)	Private amenity area (m2)
-	1	-	-	-	-
-	1	-	-	-	-
11 Florence Road	2	Semidetached bungalow	Single	65.4	341.3
18 Beatrice Road	2	Detached bungalow	Single	79.1	125.8
8 Florence Road	3	Detached bungalow	Single	74.1	121.9
14 Beatrice Road	3	Semidetached house	2	144.4	134.1
-	4	-	-	-	-
29 Beatrice Road	4	Semidetached house	2	236.4	139.6

8. Walton Town area – c. pre. 1900s

Address	No of bedrooms	Property type	No of floors	Floor area (m2)	Private amenity area (m2)
48 Alfred terrace	1	End terrace house	2	156.2	0
17 Alfred terrace	1	Mid terraced house	2	122.4	7.7
22 Alfred terrace	2	Mid terraced house	2	93.4	8.2
67 High Street Walton	2	Flat above shop	1 floor	68.3	-
52 Alfred Terrace	3	Mid terraced house	2	87.8	22.3
-	3	-	-	-	-
11 High Street	4	Semidetached house	2	114.8	156.7
-	4	-	-	-	-

Appendix D: Manningtree, Lawford and Mistley

1. Lawford Dale Estate – c. 1980s

Address	No of bedrooms	Property type	No of floors	Floor area (m2)	Private amenity area (m2)
-	1	-	-	-	-
-	1	-	-	-	-
74 Gainsborough Drive	2	Semidetached house	2	62.8	109.5
9 Munnings Way	2	Semidetached chalet bungalow	1.5	63	156.1
59 Gainsborough Drive	3	Detached house	2	86.6	111.9
24 Munnings Way	3	Semidetached	2	64.4	120.7
27 Gainsborough Drive	4	Detached house	2	76.2	96.2
23 Munnings Way	4	Detached	2	108.6	97.6

2. Lawford Park Estate – c. 2000s

Address	No of bedrooms	Property type	No of floors	Floor area (m2)	Private amenity area (m2)
-	1	-	-	-	-
-	1	-	-	-	-
28 Lawford Place	2	Flat within building	3	91	Flats
-	2	-	-	-	-
26 Lawford Place	3	Flat within building	3	91	Flats
25 Lawford Place	3	Detached house	2	118	398.5
19 Lawford Place	4	Terraced house	2	108.6	58.9
17 Lawford Place	4	Erraced House	2	100.4	63.3

3. Cavendish Drive Area – c. 1970s

Address	No of bedrooms	Property type	No of floors	Floor area (m2)	Private amenity area (m2)
-	1		-		-
-	1	-	-		-
21 Linden Close	2	Semidetached bungalow	Single	65	207.7
-	2	-	-	-	-
1 Cavendish Drive	3	Detached	2	144.6	264.6
19 Hunter Drive	3	Semidetached house	2	90.4	150.7
28 Cavendish Drive	4	Semidetached	2	121.6	174
22 Hunter Drive	4	Semidetached	2	83	84

4. School Land area – c. 1970s

Address	No of bedrooms	Property type	No of floors	Floor area (m2)	Private amenity area (m2)
Flat 6 Free Rodwell House School Lane	1	Flat within building (12 flats)	5	343.2	Flat
-	1	-	-	-	-
Flat 46 Free Rodwell House School Lane	2	Flat within building (38 flats?)	6	50.9	Flat
Inglenook School lane	2	Detached house	2	140.6	708.7
40 Grange Road	3	Semidetached House	2	87.8	458.7
-	3	-	-	-	-
Parkview School Lane	4	Semidetached house	2	214.4	276.7
14 Grange Road	4	Detached	2	123	439.3

5. Queens Way area – c. 1980s

Address	No of bedrooms	Property type	No of floors	Floor area (m2)	Private amenity area (m2)
-	1	-	-	-	-
-	1	-	-	-	-
11 Queensway	2	Detached bungalow	Single	57.3	92.9
17 Knights Close	2	Detached bungalow	Single	68.3	113.9
9 Queensway	3	Detached bungalow	Single	50.7	209
7 Knights close	3	Detached bungalow	Single	62.8	150
34 Queensway	4	Semidetached house	2	91	165.7
1 Kings Close	4	Detached kouse	2	176.4	147.8

6. Stourview Estate – c. 1970s

Address	No of bedrooms	Property type	No of floors	Floor area (m2)	Private amenity area (m2)
15 Remercie Road	1	Terraced house	2	53.6	0
-	1	-	-	-	-
41 Remercie Road	2	Terraced Coach house	1.5	46.6	103.2
-	2	-	-	-	-
9 Seafield Avenue	3	Terraced house	2	80.8	71.5
9 Portlight Close	3	Semidetacged House	2	146.8	121.4
27 Seafield Avenue	4	Detached House	2	170.8	473.3
4 Anchor End	4	Semidetached House	2	76.4	130.9

7. California Road area – c. 1900s

Address	No of bedrooms	Property type	No of floors	Floor area (m2)	Private amenity area (m2)
-	1	-	-	-	-
-	1	-	-	-	-
18 California Road	2	Mid terraced house	2	78.4	79.5
2 Earnist Villas Chapel Cut	2	Semidetached house	2	71.2	33.6
50 California Road	3	End terraced house	2	94.2	75.3
4 Chapel Cut	3	Semidetached house	2	107	112.1
28 California Road	4	End terraced house	2	106	127.3
-	4	-	-	-	-

8. Manningtree Town area – c. pre 1900s

Address	No of bedrooms	Property type	No of floors	Floor area (m2)	Private amenity area (m2)
10 Regent Street	1	Terraced House	2	46.2	20.6
29 Oxford Road	1	Terraced house	2	82.4	66.2
6 Regent Street	2	Terraced house	2	81.6	14.8
32 Oxford Road	2	Terraced house	2	80.8	37.9
9 Oxford Road	3	Semidetached	2	74.4	58.7
Kingsbrook Norman Road	3	Detached house	2	133	845.9
Beach House	4	Detached house	2	157.8	162.4
-	4	-	-	-	-

Appendix E: Brightlingsea

1. Maltings Estate – c. 1907s

Address	No of bedrooms	Property type	No of floors	Floor area (m2)	Private amenity area (m2)
-	1	-	-	-	-
-	1	-	-	-	-
29 Maltings Road	2	Detached Bungalow	Single	101.4	158.6
50 Fordwich Road	2	Semidetached Bungalow	Single	54.2	219.9
3 Maltings Road	3	Detached Bungalow	Single	91.3	137.6
40 Fordwich Road	3	Semidetached Bungalow	Single	64.3	140.8
31 Maltings Road	4	Chalet Bungalow	1.5	160.9	240.1
54 Fordwich Road	4	Semidetached Chalet Bungalow	1.5	81.4	109.8

2. Brightlingsea Hall Estate – c. 1970s

Address	No of bedrooms	Property type	No of floors	Floor area (m2)	Private amenity area (m2)
Frat 18 Trafalger Court Red Barn Road	1	Flat within building of 26	3	62.9	Flat
-	1	-	-	-	-
26 Red Barn Road	2	Semidetached Bungalow	Single	80.3	165.3
62 Red Barn Road	2	Detached Bungalow	Single	85.6	236.2
3 Manor House Way	3	Detached House	2	119	130.4
29 Bateman Road	3	Semidetached Chalet Bungalow	1.5	82.2	169.4
25 Manor House Way	4	Detached house	2	216.8	603.7
8 The Woodlands	4	Detached House	2	183.8	579.5

3. Brightlingsea Town – c. pre 1900s

Address	No of bedrooms	Property type	No of floors	Floor area (m2)	Private amenity area (m2)
139 New Street	1	Semidetached house	2	68.8	65
-	1	-	-	-	-
145 Sydney Street	2	Mid terraced house	2	58.8	70.2
22 Francis Street	2	Terraced House	2	60.4	48
65 Sydney Street	3	End Terrace	2	117.8	141.7
122 Tower Street	3	Terraced House	2	80.4	81.9
5 Sydney Street	4	Semidetached house	2	123	107.4
27 Tower Street	4	End terraced house	2.5	132.7	430.3

4. Bellfield Estate – c. 1960s

Address	No of bedrooms	Property type	No of floors	Floor area (m2)	Private amenity area (m2)
-	1	-	-	-	-
-	1	-	-	-	-
47 Bellfield Avenue	2	Semidetached house	2	64.6	232
13 Regent Close	2	Semidetached bungalow	single	57.8	74.3
14 Bellfield Avenue	3	Semidetached house	2	91.2	265
9 Bellfield Close	3	Semidetached house	2	104.6	324.9
65 Regent Road	4	Detached House	2	152	270.1
14 Kent Close	4	Detached House	2	148.6	318.6

5. Royal Estate – c. 1960s

Address	No of bedrooms	Property type	No of floors	Floor area (m2)	Private amenity area (m2)
34 Springfield's	1	Flat within block of 29	2	66.4	flats
-	1	-	-	-	-
20 Elisabeth Way	2	Bungalow	Single	51.9	85
18 Richard Avenue	2	Semidetached house	2	162.4	256.4
15 Elisabeth Way	3	Terraced House	2	103	102.5
15 Richard Avenue	3	Chalet Bungalow	1.5	119.7	415.2
3 Richard Avenue	4	Detached	2	127.2	168.8
-	4	-	-	-	-

6. Creekhurst Cloes Area – c. 1970s

Address	No of bedrooms	Property type	No of floors	Floor area (m2)	Private amenity area (m2)
1 Creekhurst Close	1	Bungalow	Single	60.6	88.5
5 Hurst Close	1	Terraced House	2	98.6	34.8
3 Creekhurst Close	2	Bungalow	Single	50.3	139.4
18 Whitegate Road	2	Bungalow	Single	57.1	83.3
21 Whitegate Road	3	Semidetached house	2	97.7	145.3
10 Chapel Road	3	Detached house	2	203.8	180.1
3 Kirkhurst Close	4	Chalette bungalow	1.5	120.3	103.2
3 Chapel Road	4	Chalet Bungalow	1.5	64	82.8

7. Dover Road Area – c. 1960s

Address	No of bedrooms	Property type	No of floors	Floor area (m2)	Private amenity area (m2)
-	1	-	-	-	-
-	1	-	-	-	-
28 Dover Road	2	Chalet Bungalow	1.5	71.5	144.1
7 Sandwich Road	2	Detached bungalow	Single	59.2	77.8
50 Dover Road	3	Semidetached Bungalow	Single	77.7	122.1
11 Cinque Port Road	3	Chalet Bungalow	1.5	115.6	216.5
19 Dover Road	4	Chalet Bungalow	1.5	126.9	157
16 Seaview Road	4	Detached House	2	105.2	155.2

8. Elm Drive Area – c. 1970s

Address	No of bedrooms	Property type	No of floors	Floor area (m2)	Private amenity area (m2)
-	1	-	-	-	-
-	1	-	-	-	-
4 Elm Drive	2	Bungalow	Single	87.2	186.6
21 Cedar Avenue	2	Semidetached Bungalow	Single	58.4	214.7
11 Cedar Avenue	3	Semidetached bungalow	Single	56.2	151.1
20 Elm Drive	3	Chalet Bungalow	1.5	57.4	116.8
7 Elm Drive	4	Chalet Bungalow	1.5	102	191.2
5 Birch Close	4	Semidetached House	2	113	465.1