

# Colchester Borough Council

## Nationally Described Spaces Standards

### 1. Executive Summary

1.1. This report provides evidence to justify Colchester Borough Council's decision to include the Nationally Described Space Standards (NDSS) within their local plan covering 2021-2036.

### 2. Background

2.1. The National Described Space Standards<sup>1</sup> were a result of the government's 2012 Housing Standards Review and came into force in 2015. They do not form part of Building Regulations but exist as a technical planning guide that councils can choose to adopt.

2.2. NDSS sets out requirements for the Gross Internal (floor) Area of new dwellings at a defined level of occupancy as well as floor areas and dimensions for key parts of the home, notably bedrooms, storage and floor to ceiling heights.

2.3. The table below details the minimum requirements for the Gross Internal (floor) Area (GIA) of new dwellings at a defined level of occupancy.

**Table 1 - Minimum gross internal floor areas and storage (m<sup>2</sup>)**

Number of bedrooms(b)	Number of bed spaces (persons)	1 storey dwellings	2 storey dwellings	3 storey dwellings	Built-in storage
1b	1p	39 (37) *			1.0
	2p	50	58		1.5
2b	3p	61	70		2.0
	4p	70	79		
3b	4p	74	84	90	2.5
	5p	86	93	99	
	6p	95	102	108	
4b	5p	90	97	103	3.0
	6p	99	106	112	
	7p	108	115	121	
	8p	117	124	130	
5b	6p	103	110	116	3.5
	7p	112	119	125	
	8p	121	128	134	
6b	7p	116	123	129	4.0
	8p	125	132	138	

2.4. The standard requires that:

- a. the dwelling provides at least the gross internal floor area and built-in storage area set out in Table 1.

<sup>1</sup> Technical housing standards – nationally described space standard (March 2015)

[https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/524531/160519\\_Nati\\_onally\\_Described\\_Space\\_Standard\\_\\_\\_\\_Final\\_Web\\_version.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/524531/160519_Nati_onally_Described_Space_Standard____Final_Web_version.pdf)  
[Stockpiling Space: How the pandemic has increased housing inequalities between older and younger generations - Intergenerational Foundation \(if.org.uk\)](#), April 2021

- b. a dwelling with two or more bedspaces has at least one double (or twin) bedroom.
  - c. in order to provide one bedspace, a single bedroom has a floor area of at least 7.5m<sup>2</sup> and is at least 2.15m wide.
  - d. in order to provide two bedspaces, a double (or twin bedroom) has a floor area of at least 11.5m<sup>2</sup>.
  - e. one double (or twin bedroom) is at least 2.75m wide and every other double (or twin) bedroom is at least 2.55m wide.
  - f. any area with a headroom of less than 1.5m is not counted within the Gross Internal Area (GIA) unless used solely for storage (if the area under the stairs is to be used for storage, assume a general floor area of 1m<sup>2</sup> within the GIA).
  - g. any other area that is used solely for storage and has a headroom of 900-1500mm (such as under eaves) is counted at 50% of its floor area, and any area lower than 900mm is not counted at all
  - h. a built-in wardrobe counts towards the Gross Internal Area and bedroom floor area requirements but should not reduce the effective width of the room below the minimum widths set out above. The built-in area in excess of 0.72m<sup>2</sup> in a double bedroom and 0.36m<sup>2</sup> in a single bedroom counts towards the built-in storage requirement
  - i. the minimum floor to ceiling height is 2.3m for at least 75% of the Gross Internal Area.
- 2.5 The Planning Practise Guidance (PPG)<sup>2</sup> states that Local Planning Authorities who are including these standards must provide justification. This justification should consider:
- 'need – evidence should be provided on the size and type of dwellings currently being built in the area, to ensure the impacts of adopting space standards can be properly assessed, for example, to consider any potential impact on meeting demand for starter homes.
  - viability – the impact of adopting the space standard should be considered as part of a plan's viability assessment with account taken of the impact of potentially larger dwellings on land supply. Local planning authorities will also need to consider impacts on affordability where a space standard is to be adopted.
  - timing – there may need to be a reasonable transitional period following adoption of a new policy on space standards to enable developers to factor the cost of space standards into future land acquisitions'.

### **Justifying the Need**

- 3.1 It is widely considered that there is a national need for regulated space standards as this would be a positive step forward for the future to ensure developments are of a high quality. The pandemic has further highlighted a need for a safe and comfortable place to live.
- 3.2 Following PPG guidance, the need for internal space standards within Colchester has been assessed. A desktop review was carried out to see whether dwelling completed within the past 3 years within Colchester meet the NDSS. For each dwelling, the relevant dimensions were measured from floor plans submitted within the planning application. Please note that storage is not always shown on planning documents.

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<sup>2</sup> Planning practice guidance. Housing: optional technical standards. Published 27 March 2015. <https://www.gov.uk/guidance/housing-optional-technical-standards> Government press release, September 2020, "[Permitted development" homes to meet space standards - GOV.UK \(www.gov.uk\)](https://www.gov.uk/government/press-releases/2020/09/24/permited-development-homes-to-meet-space-standards)

**3.3** A sample of 42 developments were reviewed, spanning across a range of size, tenure and location. In total 170 individual floor plans were assessed, though the actual number of dwellings represented is much higher as many floor plans were attributed to more than one plot.

**3.4** Within each development reviewed, the following information was recorded from each floor plan:

- Whether the dwelling is tenured as Market or Affordable
- Number of bedrooms
- Number of bedspaces
- Number of storeys
- Measured GIA (m2)
- Measured storage (m2)
- Number of single bedrooms
- Smallest single bedroom area (m2)
- Smallest single bedroom width (m)
- Number of double/twin bedrooms
- Smallest double/twin bedroom area (m2)
- Double bedroom width/s (m)

Taking measurements in this manner enabled comparison to parts a, b, c, d, e, f, g and h of the standard requirements detailed above. It should be noted that 'i' floor to ceiling height was not readily available for this desktop study.

**3.5** Appendix 1 of this report details the measurements taken and is colour coded to indicate performance against the NDSS. The colours indicate whether the measurement is equal to or above the standard, up to 5% below the standard, and over 5% below the standard.

**3.6** The Housing Standards Review 2015<sup>3</sup>, indicated that implementation of internal space standards will ensure high quality environments are created to support a higher quality of life for residents. Colchester Borough Council have therefore considered that a measurement that is over 5% below any of the given standards is significantly out of line with this national objective.

**3.7** The Council's study found that where measurements in the relevant categories were taken:

- Only 12% of dwellings met or exceeded all standards with a total of 16% meeting 5% below the standard
- Broken down by tenure, 34% of affordable dwellings met all standards, whilst just 8% of market did.
- 33% of all dwellings fall below the required GIA.
- 65% of dwellings do not meet the required storage space.
- For properties containing single bedrooms, 72% of dwellings have a smaller area than the standard requires, with 70% over 5% below the standard. 12% fall below the required minimum width, with 6% over 5% below the standard.
- For double/twin bedrooms, 44% of dwellings are below the standard, with 29% over 5% below this standard. For bedroom width, only 5% of dwellings do not meet the minimum

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<sup>3</sup> Housing Standards Review. Final Implementation Impact Assessment. Published March 2015. [Technical housing standards – nationally described space standard - GOV.UK \(www.gov.uk\)](http://www.gov.uk)

requirement, with just 1% over 5% below the standard.

**3.8** There is strong evidence to suggest insufficient space can have a negative impact upon health and wellbeing across all age groups. CABE commissioned a study titled “Space Standards: the benefits”<sup>4</sup>, in which they conclude that *‘the general health and wellbeing that accrue from living in a well-designed home that offers both privacy and sociability, and that in all respects provides adequate space to function well’* and that *‘the contribution that space makes to family life and the opportunity it affords children to engage in uninterrupted private study and therefore achieve against their potential’*.

**3.9** With 72% of dwellings containing at least 1 single bedroom failing to meet the standards bedroom measurements, and 44% containing a double room failing to meet the standards, there is the assumption that implementing the NDSS will provide additional flexibility to homes, meaning they are easier to adapt to changing needs and lifestyles, and to future living styles and habits. For example, as a child grows, their bedrooms require flexibility to be used as a playroom, a place for study, a place for retreat and a place for self-discovery. (See *One Hundred Years of Space Standards*)<sup>5</sup> The inclusivity provided by homes that have space respond to occupiers changing physical requirements over their lifetimes, and the knock on effect is that this creates more balanced and stable communities. This has the potential to create a more stable housing market, driven by a more complete understanding of longer term need and utility rather than short term investment.

**3.10** Additionally, with rising numbers of over 65’s living independently in Colchester, there is also a rise in those of this generation looking to downsize. However, *One Hundred Years of Space Standards* tells us that many are being put off smaller houses due to small room sizes and lack of storage which is causing a rise in under-occupancy rates nationally. In fact between 2003 and 2008/9, under-occupancy rose by 45% and that by 2011, there were ‘25 million surplus bedrooms in under-occupied houses in England’.<sup>6</sup>

**3.11** On the issue of choice and flexibility, compared to homebuyers, tenants often have limited choice in space. It has long been established that there is a need for minimum standards for homes that are likely to be fully occupied at the point of allocation, such as affordable housing. Consideration of occupancy has become increasingly important since the introduction of the Spare Room Subsidy (otherwise known as the bedroom tax) where tenants of sub-market rented housing are being charged for a ‘surplus’ bedroom, however small it is.

**3.12** The pandemic has increased the divide between those with and those without space. The particular effect on widening the gap between young and old is discussed in an April 2021 report by the Intergenerational Foundation report.<sup>7</sup> In September 2020, the Housing Secretary acknowledged the need for space standards for permitted development dwellings, stating *‘The pandemic has further highlighted the importance of having somewhere secure*

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<sup>4</sup> Housing standards: evidence and research. Space standards: the benefits. A report prepared by University College London for CABE. Published April 2010  
[Space standards: the benefits \(nationalarchives.gov.uk\)](https://nationalarchives.gov.uk)

<sup>5</sup> Julia Park, One Hundred Years of Housing Space Standards. What now? Published January 2017, page 49  
[http://housingpacestandards.co.uk/assets/space-standards\\_onscreen.pdf](http://housingpacestandards.co.uk/assets/space-standards_onscreen.pdf)

<sup>6</sup> Ibid, page 59

*and comfortable to live. While most developers deliver good homes and do the right thing, I'm tackling the minority of developers abusing the system by announcing that new homes delivered will have to meet space standards.*<sup>6</sup> The Council's work certainly identified the sub-standard spaces provided by development achieved through permitted development. The introduction of space standards for permitted development is accordingly welcome, although having recognised the importance of assuring adequate space, it is unfortunate the requirement for minimum standards was not extended to all development.

**3.13** Another factor to consider is that the tenure of a home may change over time. A prime example being the staircasing of shared ownership housing and right to buy. Developers in the institutional market rental sector are keeping their options open to switch to affordable rent or outright sale, in case demand shifts over time. It is anticipated that there will be an increase in build to rent homes reflecting ongoing affordability challenges to home ownership. Homes are lasting much longer, and the longer they last, the more likely that the tenure will change. It is therefore reasonable to assume that most new homes will be fully occupied at some point. Thus, a cross tenure approach to space standards is logical.

**3.14** It is therefore reasonable to conclude that Colchester has an identified need to implement the internal space standards in order to provide a consistent level of habitable space across all dwellings; encourage a more efficient use of land to prevent under-occupancy; ensure a high quality of life for the borough's residents; and generate interest and support for future development.

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**Appendix 1: Internal space measurements within a sample of 2018-2020 completions in Colchester**

**A.1** The table on the following page details the measurements taken from completed dwellings within Colchester. The following key indicates how the individual measurement fared against the internal space standard threshold.

	Measurement is equal to or above threshold
	Measurement is up to 5% below the threshold
	Measurement is below 5% of threshold

**Appendix 1**

Site Location	Application	Market/Affordable	No. of Bedrooms	No. of Bedspaces	No. of Storeys	Minimum GIA (M2)	Measured GIA	Minimum built in storage	Measured built in storage	No. of single bedrooms	Smallest Single bedroom area(m2)	Smallest Single bedroom width (m)	No. of double/twin bedrooms	Smallest double/twin bedroom area (m2)	Double bedroom widths (m)
Barrow hill Farm, East Mersea Ro	114910	M	4	7	2	115	135	3	7.9	1	6.7	1.9	3	6.7	3.5,2,9,3.1
Gatehouse Barn, School Hill, Birch	116766	M	4	8	2	124	165	3	0	1	8.8	4.2	3	12.2	4.5, 2,9,3.6
Haye Yard	149880	M	2	4	1	70	110	2	4.5	0	n/a	n/a	2	13.4	4.5, 3.95
The Red House, School Road, Me	159011	M	5	10	3	134	637	3.5	69	0	n/a	n/a	5	13.9	4,4, 7.5,4.8,4.8
Layer Marney Farm, Stockhouse F	162676	M	3	6	2	102	202.4	2.5	8.3	0	n/a	n/a	3	12.2	4.1,4,4.3
43 Crouch Road, Burnham on Cro	16B562	M	2	3	1	61	47	2	0	1	4.6	1.8	1	9.4	3.3
		M	2	3	1	61	47	2	0	1	4.6	1.8	1	9.4	3.3
Cherrywood House, 8 Chitts Hill, C	170962	M	3	5	2	93	134	2.5	0	1	8.2	2.3	2	10.2	3.2,2,99
		M	4	6	2	106	158	3	0	2	11.4	4	2	12.4	4.4,4.1
		M	4	7	2	115	195	3	0	1	12.7	3.9	3	19.8	4.7,4.7,5.4
		M	4	7	2	115	196	3	1.7	1	10.9	2.2	3	15.4	3.5,3.1,2.9
29 Bromley Road, Colchester CO	171666	M	2	4	2	79	55.8	2	3.3	0	n/a	n/a	2	7.8	2.7, 3.9
		M	2	4	2	79	55.8	2	3.3	0	n/a	n/a	2	7.8	2.7, 3.9
Land adjacent to, 1 Tilsit Place, Ar	171789	M	5	7	3	125	165.2	3.5	22.3	2	9.4	2.5	3	9	3.8, 4,9,5.3
Brook House, Ballast Quay Road,	174542	M	3	4	2	84	146.9	2.5	1.2	2	11.5	4.1	1	18.9	5.6
Elms Barn (Bluebell Farm), Peartr	17B884	M	5	8	1	121	387	3.5	18.4	2	12.7	3.4	3	26	4.8,6,6
Barritts Farm, Queens Head Road	189579	M	2	3	1	61	63.9	2	0	1	9.9	2.7	1	15.5	3.3
Oak House, 25 St Peters Street, Co	171706	M	1	2	1	50	36.1	1.5	0.5	0	n/a	n/a	1	10.4	2.9
		M	1	2	1	50	55.6	1.5	1.2	0	n/a	n/a	1	13.8	3.3
		M	1	2	1	50	35.2	1.5	0.4	0	n/a	n/a	1	10.4	2.9
		M	1	2	1	50	54.3	1.5	0.7	0	n/a	n/a	1	13.8	3
Creffield House, 2A Oxford Road,	174546	M	4	8	2	124	233	3	11.1	0	n/a	n/a	4	12.3	3.1,3.1,4.1,4.1
118 High Street, Colchester CO1	17B509	M	2	4	3	79	178.3	2	50	0	n/a	n/a	2	12.6	3.3,3.3
56 Military Road, Colchester CO2	194610	M	2	3	1	61	60.5	2	0	1	8	3	1	10.6	2.8
Bourne Court, Colchester	166938	M	3	5	2	93	118.5	2.5	0	1	5.6	2.5	2	8.2	2.5,3.3
42 Crouch Street, Colchester CO	183755	M	2	4	1	70	58.8	2	0	0	n/a	n/a	2	8.1	2.8, 2
		M	1	2	1	50	40.2	1.5	0.4	0	n/a	n/a	1	9.7	3.3
		M	1	2	1	50	54.4	1.5	1.6	0	n/a	n/a	1	13.2	3
		M	2	4	1	70	76.7	2	0.5	0	n/a	n/a	2	9.5	2.6, 4.8
		M	1	2	1	50	54.3	1.5	0.5	0	n/a	n/a	1	12.5	2.8
1 Church Farm Way, Colchester	166972	M	2	4	1	70	87	2	0.7	0	n/a	n/a	2	11.9	2.8, 3.2
		M	4	8	2	124	205	3	1.2	0	n/a	n/a	4	10	2.3,3.2,3.1,3
		M	2	4	1	70	64.7	2	0	0	n/a	n/a	2	8.6	2.4, 2.5
		M	1	2	1	50	45.6	1.5	0	0	n/a	n/a	1	11	2.5
		M	1	2	1	50	49.4	1.5	0	0	n/a	n/a	1	8.2	2.6
Abbeygate One, 8 Whitewell Road	166991	M	1	2	1	50	45.6	1.5	0	0	n/a	n/a	1	10.8	2.3
		M	2	4	1	70	64.3	2	3.5	0	n/a	n/a	2	8.8	2.6,2.6
		M	2	4	1	70	72.8	2	0	0	n/a	n/a	2	12	2.6, 3.6
		M	1	2	1	50	38.8	1.5	0	0	n/a	n/a	1	12.5	3.2
		M	1	2	1	50	38.8	1.5	0	0	n/a	n/a	1	12.5	3.2
Equity House, 2 Bergholt Road, Co	170283	M	2	2	1	61	64.8	2	1.9	1	7.3	2	1	11.3	3.4
		M	1	2	1	50	43.4	1.5	0.9	0	n/a	n/a	1	9.5	3
		M	1	2	1	50	43.2	1.5	0.9	0	n/a	n/a	1	10.5	3
		M	1	2	1	50	41.6	1.5	0.9	0	n/a	n/a	1	9	2.9
		M	1	2	1	50	42.3	1.5	1.5	0	n/a	n/a	1	9.1	3.1
		M	1	2	1	50	43.2	1.5	0.9	0	n/a	n/a	1	10.4	3.2

		M	1	2	1	50	43.4	1.5	0.9	0	n/a	n/a	1	10	3.2
		M	1	2	1	50	43.3	1.5	0.9	0	n/a	n/a	1	10	3.2
		M	2	3	1	61	79.8	2	1	1	5.4	2	1	10.9	1.9,2.7
		M	1	2	1	50	42.3	1.5	1	0	n/a	n/a	1	10.2	3
		M	1	2	1	50	50	1.5	1	0	n/a	n/a	1	12.9	3.5
		M	1	2	1	50	50.5	1.5	1	0	n/a	n/a	1	12.5	3.5
		M	2	4	1	70	92.3	2	1.1	0	n/a	n/a	2	12.6	3.7
6 Fitzwalter Road, Colchester	CC 170778	M	4	8	2	124	230	3	2.8	0	n/a	n/a	4	13.1	3.1, 6.7, 9,4.1
		M	4	8	2	124	230	3	2.9	0	n/a	n/a	4	11.1	3.1, 3.6,4,5
Former M & F Watts, Parsons Hea	182011	M	3	5	2	93	114.6	2.5	1.4	1	6.5	2.5	2	10.7	3,3
		M	2	4	2	79	88.5	2	0.8	0	n/a	n/a	2	9.3	3,3.1
Nathan Court, Blackheath Colche	160695	M	2	4	2	79	52.6	2	0.6	0	n/a	n/a	2	8.1	2.6, 2.6
Land rear of, 495-499 Ipswich Roa	161146	M	2	3	1	61	71	2	3.6	0	n/a	n/a	4	10.3	2.5,3.6, 3.4,4
		M	4	8	2	124	153	3	0.7	1	8.9	2.2	1	15.9	3.3
		M	3	5	1	86	88	2.5	0.8	1	7.7	2.7	2	9.7	4,2.9
		M	3	5	1	86	88	2.5	1	1	7.3	2.6	2	9.3	3
6-36 Chitts Hill, Stanway Colchest	161171	M	3	5	2	93	102	2.5	1.8	1	5.2	2	2	11.3	3.2, 4.5
		M	3	5	2	93	134	2.5	3.1	1	12.1	3.6	2	14.5	3.1,3.7
		M	4	6	2	106	177	3	3.5	2	11	2.6	2	14.3	3.6,4.4
		M	3	5	2	93	102	2.5	1.2	1	5.7	2.3	2	11	3.2,3.5
Turner Road, Colchester	106612	M	3	5	2	93	83	2.5	1.2	1	6.2	1.9	2	7	2.3,2.9
		M	2	3	2	70	79	2	1.4	1	8.6	2.3	1	11.3	2.9
		M	5	8	3	134	123	3.5	2.2	2	5.4	2.5	3	8	2.5,3.4,3
		M	3	5	2	93	82	2.5	1.6	1	5	2	2	9.4	2.6, 3.3
		M	2	4	2	79	77.8	2	3.2	0	n/a	n/a	2	12.4	2.5, 3.7
		M	3	5	2	93	95.6	2.5	1.9	1	6.1	1.6	2	9.4	2.9,3.9
		M	4	7	3	121	129.9	3	2.2	1	4.9	2.3	3	10.5	2.9,2.2,2.7
		M	4	7	3	121	135.9	3	1.1	1	5.7	2.7	3	11.3	3.5,2.4,3
Mile End Road, Colchester	142896	M	4	8	2	124	158	3	2	0	n/a	n/a	4	10.7	3.3, 3.2, 3.3, 2.8
		M	3	5	2	93	94.3	2.5	3	1	6.93	2.1	2	8.9	3.2,2.7
		M	3	5	2	93	91.9	2.5	3.5	1	7.9	2.6	2	7.9	2.6,2.9
		M	3	5	2	93	70.1	2.5	3.5	1	4.76	1.82	2	7	3.3,2.6
Wyvern Farm, London Road, Stan	152594	M	2	4	2	79	70	2	1	0	n/a	n/a	2	10.8	2.4, 2.8
		M	3	5	2	93	85.3	2.5	3.1	1	7	1.5	2	11	2.8,2.3
		M	3	5	2	93	92	2.5	2.4	1	6.8	2.3	2	9	3.2,2.6
		M	2	4	2	79	90	2	0	0	n/a	n/a	2	9.9	2.3,2.3
		M	2	4	2	79	95.2	2	1.7	0	n/a	n/a	2	9.2	2.5,3
		M	4	8	2	124	153.6	3	2.3	0	n/a	n/a	2	8.9	2.6,3.2,3.1,3.2
Area A - Forest View Former Seve	165900	M	3	5	3	93	106.5	2.5	0.8	1	8.1	2.3	2	9.2	2.5,4.4
		M	4	7	3	121	142.9	3	2	1	6.9	2.3	3	9.7	2.5,3.5,2.7
		M	4	6	2	106	97.2	3	3.8	2	5.5	1.9	2	9.7	3, 4.1
		M	3	5	3	99	107.1	2.5	2.5	1	6	2.2	2	14	2.7,4
Parcels F1 & F2 Former Severalls	166921	M	3	5	2	93	107	2.5	2.2	1	6.3	2.2	2	16.2	3.8,3.9
		M	3	5	3	99	96	2.5	3	1	6.3	2.2	2	16.4	3.9,3.1
		M	4	6	2	106	110	3	2	2	7.8	2.5	2	10.7	3.4,3
		M	5	8	3	143	144	3.5	1	2	8.6	2.5	3	12.8	3.3,8.3
		M	6	11	3	138	229	4	5.5	1	9.8	2.8	5	11.9	3.3,3.6,3.6,4.4,3.3
		M	2	4	2	79	61	2	2	0	n/a	n/a	2	10.2	2.6,3.1
		M	3	5	2	93	82	2.5	1	1	6.4	2.2	2	8.5	2.9,3



Chapel Road, Tiptree Colchester	165419	M	3	5	2	93	104	2.5	3.4	1	6.74	2.2	2	10.5	3.3,5.4
		M	3	5	2	93	104	2.5	3.4	1	6.74	2.2	2	10.5	3.3,5.5
		M	3	5	2	93	100	2.5	1.5	1	5.5	3.2	2	11.5	3.5, 5.3
		M	3	5	2	93	100	2.5	1.5	1	5.5	3.2	2	11.5	3.5, 5.4
		M	3	5	2	93	100	2.5	1.5	1	5.5	3.2	2	11.5	3.5, 5.5
		M	3	5	2	93	100	2.5	1.5	1	5.5	3.2	2	11.5	3.5, 5.5
		M	3	5	2	93	100	2.5	1.5	1	5.5	3.2	2	11.5	3.5, 5.5
		M	3	4	2	84	100	2.5	0.75	2	5.1	2.4	1	15.2	5
		M	3	4	2	84	100	2.5	0.75	2	5.1	2.4	1	15.2	5
		M	3	4	2	84	98.65	2.5	2.4	1	5.5	3.2	2	11.5	3.6, 5.3
		M	3	4	2	84	98.65	2.5	2.4	1	5.5	3.2	2	11.5	3.6, 5.3
		M	3	4	2	84	98.65	2.5	2.4	1	5.5	3.2	2	11.5	3.6, 5.3
		M	3	4	2	84	100	2.5	0.75	2	5.1	2.4	1	15.2	5
		M	3	5	2	93	100	2.5	1.5	1	5.5	3.2	2	11.5	3.5, 5.5
		M	3	5	2	93	100	2.5	1.5	1	5.5	3.2	2	11.5	3.5, 5.5
		M	3	5	2	93	100	2.5	1.8	1	5.5	3.2	2	11.5	3.5, 5.3
		M	3	5	2	93	100	2.5	1.8	1	5.5	3.2	2	11.5	3.5, 5.3
		M	3	5	2	93	100	2.5	1.8	1	5.5	3.2	2	11.5	3.5, 5.3
		M	3	4	2	84	100	2.5	0.75	2	5.1	2.4	1	15.2	5
		M	3	4	2	84	100	2.5	0.75	2	5.1	2.4	1	15.2	5
		M	2	4	2	79	79	2	0.8	0	n/a	n/a	2	12.2	3.7,3.7
		M	3	5	2	93	108.18	2.5	1.8	1	6.7	2.4	2	10.5	3.3,5.4
		M	3	5	2	93	108.18	2.5	1.8	1	6.7	2.4	2	10.5	3.3,5.4
		M	2	4	2	79	79	2	0.8	0	n/a	n/a	2	12.2	3.7,3.7
		M	2	4	2	79	79	2	0.8	0	n/a	n/a	2	12.2	3.7,3.7
		M	4	7	2	115	160.4	3	1.8	1	10.1	3.6	3	13.1	5.1, 5.6, 4.1
		M	4	7	2	115	137.9	3	3.7	1	9.6	3.4	3	10.7	3.6,4.6,3.4
		M	3	5	2	93	93.7	2.5	2.6	1	5.5	3.2	2	11.5	5.3,5.3
		M	2	4	2	79	96.7	2	0.75	0	n/a	0	2	12.9	3.3, 3.5
		M	3	5	2	93	100	2.5	0.75	1	5.1	2.4	2	9.4	5, 3.6
		M	2	4	2	79	79	2	0.8	0	n/a	n/a	2	12.2	3.7,3.7
		M	3	5	2	93	100	2.5	0.75	1	5.1	2.4	2	9.4	5, 3.6
M	2	4	2	70	79	2	0.8	0	n/a	n/a	2	12.2	3.7,3.7		
M	2	4	2	70	79	2	0.8	0	n/a	n/a	2	12.2	3.7,3.7		
M	2	4	2	70	79	2	0.8	0	n/a	n/a	2	12.2	3.7,3.7		
M	2	4	2	70	79	2	0.8	0	n/a	n/a	2	12.2	3.7,3.7		
M	4	7	2	115	137.9	3	3.7	1	9.6	3.4	3	10.7	3.6,4.6,3.4		
M	3	5	2	93	93.7	2.5	2.6	1	5.5	3.2	2	11.5	5.3,5.3		
Spring Lane, West Bergholt Colch	169017	M	3	6	2	102	172	2.5	4.7	0	n/a	n/a	3	12.3	3.5,3.3,5
Bycote, Ardleigh Road, Dedham C	170483	M	3	5	1	86	119.2	2.5	0	1	9.75	2.6	2	12	3.2, 3.5
2 Beach Road, West Mersea Colch	170767	M	3	6	2	102	150.7	2.5	0	0	n/a	n/a	3	9.7	2.7,2.7,5.5
84 Maldon Road, Tiptree Colchest	183004	M	4	7	2	115	133.8	3	0	1	5.9	1.9	3	8	2.5,3.2,4.4
5-9 East Road, West Mersea Colch	191645	M	2	3	1	61	70.1	2	0	1	9.7	2.5	1	13	3.6
		M	2	3	1	61	70.1	2	0	1	9.7	2.5	1	13	3.6
		A	2	4	2	70	78	2	5.2	0	n/a	n/a	2	13.5	3, 3.1
		A	3	5	2	93	90.6	2.5	5.5	1	7	3	2	12	2.8,4.2
		A	4	8	3	130	114	3	6.3	0	n/a	n/a	4	15	2.9,2.9,2.9,2.9
		A	2	4	2	70	78	2	7.1	0	n/a	n/a	2	14	3,3
		A	2	4	2	70	78	2	7.1	0	n/a	n/a	2	14	3,3

Church Lane, Stanway Colchester	171592	A	3	5	2	93	90.6	2.5	3.6	1	7	2.7	2	12	4.4, 2.6
		A	3	5	2	93	90.6	2.5	5.5	1	7	3	2	12	2.8,4.2
		A	2	4	2	70	77	2	4.8	0	n/a	n/a	2	13	2.6, 2.9
		A	3	5	2	93	90.6	2.5	5.5	1	7	3	2	12	2.8,4.2
		A	2	4	2	70	77	2	4.8	0	n/a	n/a	2	13	2.6, 2.9
		A	3	5	2	93	90.6	2.5	5.5	1	7	3	2	12	2.8,4.2
		A	2	4	2	70	77	2	4.8	0	n/a	n/a	2	13	2.6, 2.9
		A	3	5	2	93	90.6	2.5	5.5	1	7	3	2	12	2.8,4.2
		A	2	4	1	70	62.2	2	4.8	0	n/a	n/a	2	10	3.1,3
		A	3	5	2	93	90.6	2.5	5.5	1	7	3	2	12	2.8,4.2
		A	2	4	1	70	62.2	2	4.8	0	n/a	n/a	2	10	3.1,3
		A	2	4	2	70	77	2	4.8	0	n/a	n/a	2	13	2.6, 2.9
		A	3	5	2	93	90.6	2.5	5.5	1	7	3	2	12	2.8,4.2
		A	4	8	3	130	114	3	6.3	0	n/a	n/a	4	15	2.9,2.9,2.9,2.9
		A	2	4	2	70	77	2	4.8	0	n/a	n/a	2	13	2.6, 2.9
A	2	4	2	70	78	2	5.2	0	n/a	n/a	2	13.5	3, 3.1		
Church Lane, Stanway Colchester	171598	A	3	5	2	93	90.6	2.5	4.65	1	7	3.2	2	12	2.8,3.1
		A	3	5	2	93	90.6	2.5	5.8	1	7	2.5	2	12	4,3.2
		A	2	4	1	70	69	2	5.5	0	n/a	n/a	2	12	2.7, 2.7
		A	2	4	1	70	61.4	2	4.72	0	n/a	n/a	2	8	2.5,3.1
		A	1	2	1	50	47.8	1.5	4.72	0	n/a	n/a	1	12	3.2
International House, Moss Road,	171669	A	1	2	1	50	38.5	1.5	0.4	0	n/a	n/a	1	14.5	3.1
		A	1	2	1	50	39	1.5	0.4	0	n/a	n/a	1	15.8	3.7
		A	1	2	1	50	42.9	1.5	0.4	0	n/a	n/a	1	15.3	3.4