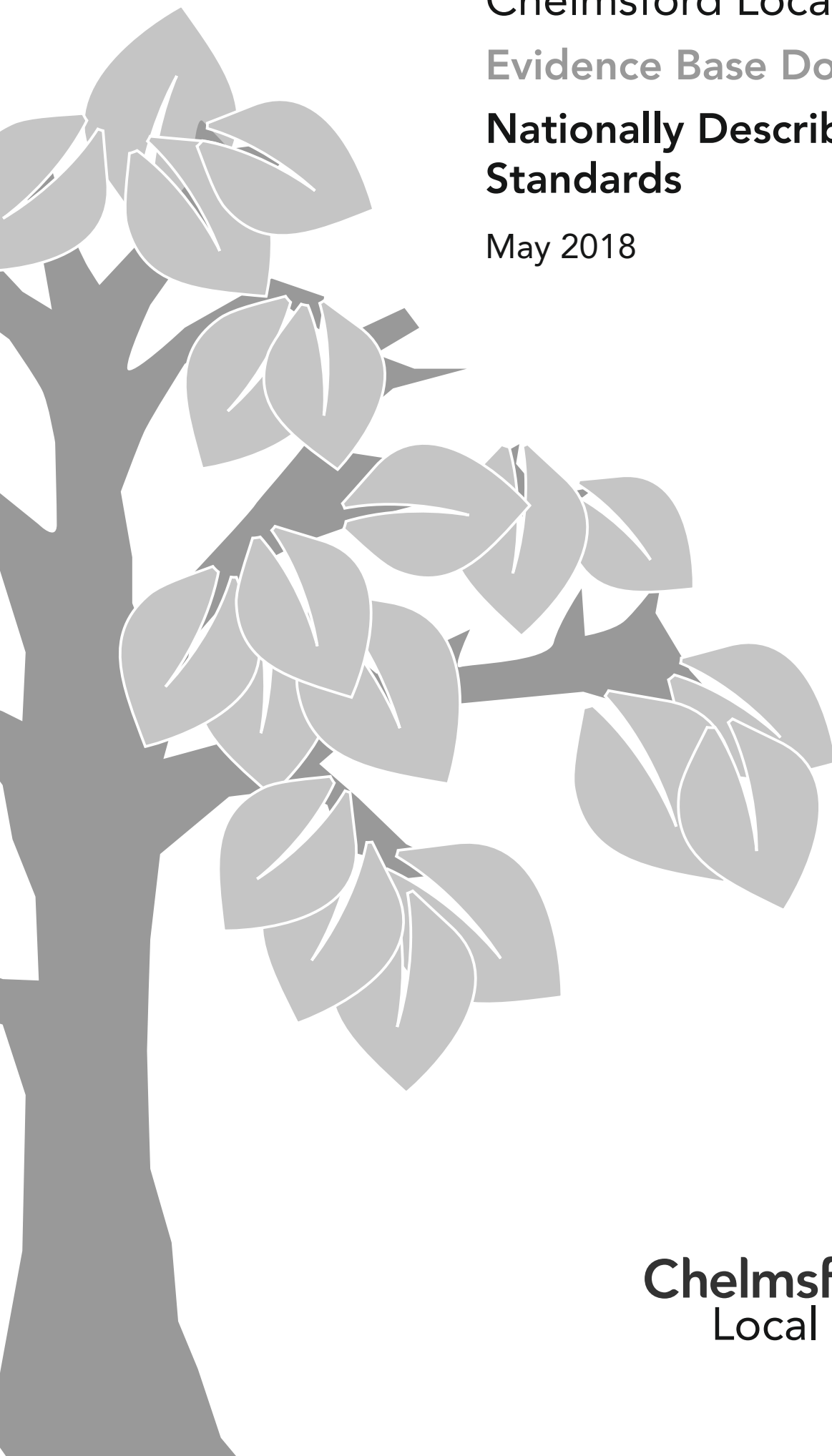


Chelmsford Local Plan  
Evidence Base Document  
**Nationally Described Space  
Standards**

May 2018



# Chelmsford City Council

## Nationally Described Spaces Standards

### 1. Executive Summary

**1.1** This report provides evidence to justify Chelmsford City Council's decision to include the Nationally Described Space Standards (NDSS) within their Local Plan covering the period 2021-2036.

### 2. Background

**2.1** The Nationally Described Space Standards<sup>(1)</sup> set out the national internal space standard for new dwellings, in particular, requirements for the Gross Internal Area (GIA) and floor, storage and ceiling dimensions. Detailed below is a table displaying the minimum GIA and storage requirements and the full list of technical standards, as stated within the NDSS<sup>(1)</sup>:

Table 1: Minimum GIA 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	

\*Where a 1b1p has a shower room instead of a bathroom, the floor area may be reduced from 39m<sup>2</sup> to 37m<sup>2</sup>, as shown bracketed.

(1)

Technical housing standards – nationally described space standard (March 2015)

[https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/524531/160519\\_Nationally\\_Described\\_Space\\_Standard\\_Final\\_Web\\_version.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/524531/160519_Nationally_Described_Space_Standard_Final_Web_version.pdf)

## 2.2 The standard requires that:

- a. *'the dwelling provides at least the gross internal floor area and built-in storage area set out in the table above*
- 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 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 Gross Internal Area)*
- 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'<sup>(1)</sup>.*

## 2.3 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'<sup>(2)</sup>.*

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(2)

Planning practice guidance. Housing: optional technical standards. Published 27 March 2015.  
<https://www.gov.uk/guidance/housing-optional-technical-standards>

### 3. 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. In the 2014 DCLG Housing Standards Review consultation summary<sup>(3)</sup>, 80% of respondents felt a national space standard for all local authorities was necessary. And, according to a study by Shelter<sup>(4)</sup>, 60% of people around the country who would not buy a house built in the last 10 years stated this was because the rooms are too small.

**3.2** Following PPG guidance, the need for internal space standards within Chelmsford has been assessed. A desktop review was carried out to see whether recent completed dwellings within Chelmsford meet the NDSS. For each dwelling, the relevant dimensions were measured from floor plans submitted within the planning application.

**3.3** Of the 286 developments completed within Chelmsford between 01/04/2014 to 30/03/2017, a sample of 100 developments were reviewed, spanning across a range of size, tenure and location. In total, 277 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 (m<sup>2</sup>)
- Measured storage (m<sup>2</sup>)
- Number of single bedrooms
- Smallest single bedroom area (m<sup>2</sup>)
- Smallest single bedroom width (m)
- Number of double/twin bedrooms
- Smallest double/twin bedroom area (m<sup>2</sup>)
- Double bedroom width/s (m)
- Average floor to ceiling height (m)

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(3)

DCLG: Housing Standards Review, Summary of Responses. Published March 2014

[https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/289144/140225\\_final\\_hsr\\_summary\\_of\\_responses.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/289144/140225_final_hsr_summary_of_responses.pdf)

(4)

Shelter. Little boxes, fewer homes: Setting housing space standards will get more homes built. Published April 2013.

[https://england.shelter.org.uk/\\_\\_data/assets/pdf\\_file/0011/652736/Shelter\\_Little\\_Boxes\\_v4.pdf](https://england.shelter.org.uk/__data/assets/pdf_file/0011/652736/Shelter_Little_Boxes_v4.pdf)

**3.5** Taking measurements in this manner enabled comparison to parts a, b, c, d, e, h and i of the standard requirements detailed above.

**3.6** 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.

**3.7** The Housing Standards Review 2015<sup>(5)</sup>, indicated that implementation of internal space standards will ensure high quality environments are created to support a higher quality of life for residents. Chelmsford City 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.

**3.8** The study found that where measurements in the relevant categories were taken:

- 38.63% of dwellings fall below the required GIA, with 24.19% over 5% below the standard
- Broken down by tenure, 16.67% of affordable dwellings were over 5% below the threshold, whilst 25.76% of market dwellings were over 5% below the threshold.
- 4.53% of dwellings do not meet the required storage space, with 3.77% over 5% below this standard
- For single bedrooms, 40.45% of dwellings have a smaller area than the standard requires, with 33.71% over 5% below the standard. 23.60% fall below the required minimum width, with 12.36% over 5 % below the standard.
- For double/twin bedrooms, 43.22% of dwellings are below the standard, with 33.70% over 5% below this standard. For bedroom width, 15.02% of dwellings do not meet the minimum requirement, with 4.40% over 5% below the standard.

**3.9** Although these statistics indicate that Chelmsford is meeting each of these standards in well over half of the dwellings, only 33.94% of the sample taken had either met or exceeded every single standard. Additionally, 51.26% of all dwellings within the sample had at least one measurement that was over 5% below the standard.

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(5)

Housing Standards Review. Final Implementation Impact Assessment. Published March 2015.

[https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/418414/150327\\_-\\_HSR\\_IA\\_Final\\_Web\\_Version.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/418414/150327_-_HSR_IA_Final_Web_Version.pdf)

**3.10** 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>(6)</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’*.

**3.11** With just under half of Chelmsford’s bedroom measurements being below standard, there is belief 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<sup>(7)</sup>. The inclusivity provided by homes that have space respond to occupiers changing physical requirements over their life-times, 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.

**3.12** Additionally, with a rise in the population of over 65’s living independently in Chelmsford<sup>(8)</sup>, there is also a rise in those of this generation looking to downsize. However, “One Hundred Years of Space Standards”<sup>(7)</sup> 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, the Intergenerational Foundation found that 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>(9)</sup>.

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(6)

Housing standards: evidence and research. Space standards: the benefits. A report prepared by University College London for CABE. Published April 2010

<http://webarchive.nationalarchives.gov.uk/20110118111541/http://www.cabe.org.uk/files/space-standards-the-benefits.pdf>

(7)

One Hundred Years of Housing Space Standards. What now? Published January 2017

[http://housingspacestandards.co.uk/assets/space-standards\\_onscreen.pdf](http://housingspacestandards.co.uk/assets/space-standards_onscreen.pdf)

(8)

Essex Health & Wellbeing Board. Joint Health & Wellbeing Strategy for Essex. 2013-2018.

[https://www.essex.gov.uk/Business-Partners/Partners/Health-wellbeing-Essex/Documents/Essex\\_Health\\_Wellbeing\\_Strategy.pdf](https://www.essex.gov.uk/Business-Partners/Partners/Health-wellbeing-Essex/Documents/Essex_Health_Wellbeing_Strategy.pdf)

**3.13** Moreover, due to the co-dependency between space and accessibility, adopting the NDSS locally fits with the City Council's adoption of the optional space standards M4(2) (accessible and adaptable dwellings) and M4(3) (wheelchair user dwellings). This is particularly beneficial to the over 65's as statistics show that there is a higher prevalence rate in disability and adaptation requirements in this age group in Chelmsford compared with any other<sup>(10)</sup>.

**3.14** 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.

**3.15** 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 and we have already seen an increase in the proportion of rented accommodation in recent years<sup>(10)</sup>. 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.

**3.16** It is therefore reasonable to conclude that Chelmsford 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 city's residents; and generate interest and support for future development.

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(9)

Intergenerational Foundation. Hoarding of Housing: The intergenerational crisis in the housing market. Published October 2011.

[http://www.if.org.uk/wp-content/uploads/2011/10/IF\\_Housing\\_Defin\\_Report\\_19oct.pdf](http://www.if.org.uk/wp-content/uploads/2011/10/IF_Housing_Defin_Report_19oct.pdf)

(10)

Strategic Housing Market Update. Published December 2015.

#### **4. Justifying the Viability**

**4.1** The modelling in the ‘Chelmsford City Council’s Local Plan Viability Study Including CIL Viability Review’<sup>(11)</sup> is based on the NDSS. The extra cost is reflected in the study which concludes that “the cumulative impact of the policies in the Plan will not put development at serious risk”.

#### **5. Justifying the Timing**

**5.1** Chelmsford City Council refer to the inclusion of the internal space standards within both the Local Plan Preferred Options Document<sup>(12)</sup>, which was released in March 2017, and the Local Plan Pre-Submission Document<sup>(13)</sup>, which was released in January 2018. For both documents, there has been a consultation period, allowing for any questions or queries on the standards to be submitted. Since Chelmsford’s plans to follow the NDSS have been public since March 2017 and no significant challenges to their inclusion have come through during the consultation periods, there is no need for the implementation of the internal space standards to be transitioned.

#### **6. Conclusion**

**6.1** The assessment outlined in this report provides a comprehensive evidence base to justify the application of the Nationally Described Spaces Standards in Chelmsford.

**6.2** As required by the Planning Practice Guidance, this justification has assessed in turn the need for the standard, using locally secured evidence; assessing the viability implications, by factoring in the NDSS requirements within the Local Plan Viability Study; and justifying the timing, the proposed requirement has been the subject of consultations since March 2017 allowing interested parties sufficient time to factor costs into the development proposals.

**6.3** Chelmsford agree with the statement that ‘space is the best and simplest way to increase choice and flexibility – arguably the most valuable assets when it comes to building for a long life and an aging population.’ It is considered that the application of the NDSS in Chelmsford is therefore important to ensure consistency across developments, to maximise the quality of life for the city’s residents, and to encourage the creation of balanced and stable communities.

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(11)

Chelmsford City Council’s Local Plan Viability Study Including CIL Viability Review. Published January 2018.

(12)

Local Plan Preferred Options Document. Published March 2017.

<https://www.chelmsford.gov.uk/EasySiteWeb/GatewayLink.aspx?allId=72946>

(13)

Pre-Submission Local Plan. Published January 2018.

<https://www.chelmsford.gov.uk/EasySiteWeb/GatewayLink.aspx?allId=1150502>



## **Appendix 1: Internal space measurements within a sample of new builds completed in Chelmsford**

**A.1** The table on the following page details the measurements taken from completed dwellings within Chelmsford. 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: Internal space measurements within a sample of new builds completed in Chelmsford

Site Location	Application	Developer	Market or Affordable (M/A)	No. of Bedrooms	No. of Bedspaces	No. of Storeys	Minimum GIA (m²)	Measured GIA (m²)	Minimum Built In Storage (m²)	Measured Built In Storage (m²)	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 width/s (m)	Average Floor to Ceiling Height (m)
Greater Beaulieu Park - Phase 1 - Zone D	13/01872/REM	Countryside Properties	M	2	4	2	79.00	82.89	2.00	5.51	0	n/a	n/a	2	11.75	3.23, 2.67	unknown
			M	3	6	2	102.00	118.40	2.50	5.77	0	n/a	n/a	3	10.34	3.40, 2.77, 2.77	unknown
			M	4	8	3	130.00	161.68	3.00	10.61	0	n/a	n/a	4	9.71	3.35, 3.30, 3.00, 2.90	unknown
			M	5	9	3	134.00	240.72	3.50	8.22	1	11.99	2.46	4	13.28	3.66, 3.63, 3.63, 3.56	unknown
Channels - Phase 1	14/00797/REM	Bellway Homes	A	1	2	1	50.00	52.17	1.50	5.50	0	n/a	n/a	1	15.85	2.74	unknown
			A	2	4	2	79.00	75.74	2.00	5.88	0	n/a	n/a	2	11.76	3.87, 3.23	unknown
			M	3	5	2	93.00	101.16	2.50	5.99	1	6.48	2.59	2	12.32	3.53, 3.20	unknown
			A	3	5	2	93.00	88.95	2.50	8.15	1	6.80	2.29	2	10.78	2.64, 2.54	unknown
			M	4	7	2	115.00	131.10	3.00	5.89	1	6.81	2.57	3	10.67	3.35, 3.10, 2.72	unknown
			M	5	9	3	134.00	169.91	3.50	5.50	1	9.12	2.46	4	8.78	3.89, 3.86, 3.51, 2.49	unknown
Channels - Phase 2	14/00026/REM	Bellway Homes	A	1	2	1	50.00	51.70	1.50	4.26	0	n/a	n/a	1	13.02	2.69	unknown
			A	2	3	1	61.00	55.96	2.00	5.00	1	7.66	2.14	1	11.25	2.70	unknown
			M	2	4	2	79.00	77.53	2.00	7.18	0	n/a	n/a	2	11.55	2.90, 2.24	unknown
			A	2	4	2	79.00	78.11	2.00	7.28	0	n/a	n/a	2	11.70	2.95, 2.24	unknown
			M	3	5	2	93.00	101.63	2.50	4.06	1	9.42	2.44	2	10.42	2.72, 2.57	unknown
			M	4	7	2	115.00	170.45	3.00	3.41	1	7.23	2.29	3	11.37	4.27, 3.30, 3.17	unknown
			M	5	9	3	134.00	205.35	3.50	6.31	1	8.12	2.21	4	10.14	3.78, 3.28, 3.15, 3.15	unknown
82 Back Road, Writtle	15/00567/FUL	n/a	M	4	8	2	124.00	217.11	3.00	17.07	0	n/a	n/a	4	12.24	4.15, 3.72, 3.63, 2.88	unknown

## Appendix 1: Internal space measurements within a sample of new builds completed in Chelmsford

Site Location	Application	Developer	Market or Affordable (M/A)	No. of Bedrooms	No. of Bedspaces	No. of Storeys	Minimum GIA (m <sup>2</sup> )	Measured GIA (m <sup>2</sup> )	Minimum Built In Storage (m <sup>2</sup> )	Measured Built In Storage (m <sup>2</sup> )	No. of Single Bedrooms	Smallest Single Bedroom area (m <sup>2</sup> )	Smallest Single Bedroom width (m)	No. of Double / Twin Bedrooms	Smallest Double / Twin Bedroom area (m <sup>2</sup> )	Double Bedroom width/s (m)	Average Floor to Ceiling Height (m)
Tom Green Construction, 206 Springfield Road, Chelmsford	14/01258/FUL	Tom Green Construction	M	2	4	1	70.00	68.49	2.00	1.93	0	n/a	n/a	2	11.69	2.77	unknown
Gemini House, 88-90 New London Road, Chelmsford	14/01076/COUPA	Gemini	M	1	1	1	39.00	37.30	1.00	2.08	1	8.95	3.25	0	n/a	n/a	unknown
			M	1	2	1	50.00	52.24	1.50	1.87	0	n/a	n/a	1	14.88	3.78	unknown
			M	2	4	1	70.00	71.12	2.00	2.63	0	n/a	n/a	2	11.53	2.77, 2.74	unknown
Gemini House, 88-90 New London Road, Chelmsford	15/01236/FUL	Gemini	M	2	4	1	70.00	144.35	2.00	3.68	0	n/a	n/a	2	14.11	3.84, 3.78	unknown
Kensal House, 77 Springfield Road, Chelmsford	15/00900/COUPA	Cadena Partnership	M	1	2	1	50.00	42.58	1.50	2.91	0	n/a	n/a	1	9.05	3.24	unknown
			M	1	2	1	50.00	34.47	1.50	2.52	0	n/a	n/a	1	9.56	3.43	unknown
			M	2	3	1	61.00	51.31	2.00	2.99	1	8.01	2.16	1	9.01	3.40	unknown
			M	2	4	1	70.00	70.15	2.00	3.27	0	n/a	n/a	2	8.63	2.86	unknown
			M	2	4	1	70.00	57.94	2.00	2.54	0	n/a	n/a	2	9.91	3.37, 3.11	unknown
First and Second Floors, 18 Broomfield Road, Chelmsford	14/00974/COUPA	Green King Plc	M	2	4	2	79.00	82.67	2.00	3.05	0	n/a	n/a	2	9.89	3.31, 3.14	unknown
PFC, 55 Moulsham Street, Chelmsford	16/00198/FUL	n/a	M	3	4	1	74.00	58.37	2.50	n/a	2	7.99	2.82	1	14.89	3.06	unknown
Alexandra Court, 36 Church Street, Great Baddow	15/01926/FUL	Edan Homes Ltd	M	2	4	1	70.00	76.38	2.00	3.50	0	n/a	n/a	2	12.60	3.30, 2.97	unknown
			M	2	4	1	70.00	81.44	2.00	2.54	0	n/a	n/a	2	13.34	2.74, 2.67	unknown
			M	2	4	1	70.00	93.88	2.00	2.45	0	n/a	n/a	2	16.29	4.65, 3.10	unknown
			M	2	4	1	70.00	111.54	2.00	3.20	0	n/a	n/a	2	15.89	3.53, 3.51	unknown
			M	2	4	2	79.00	120.11	2.00	3.32	0	n/a	n/a	2	17.67	4.42, 3.30	unknown

# Appendix 1: Internal space measurements within a sample of new builds completed in Chelmsford

Site Location	Application	Developer	Market or Affordable (M/A)	No. of Bedrooms	No. of Bedspaces	No. of Storeys	Minimum GIA (m²)	Measured GIA (m²)	Minimum Built In Storage (m²)	Measured Built In Storage (m²)	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 width/s (m)	Average Floor to Ceiling Height (m)
			M	2	4	2	79.00	74.29	2.00	3.32	0	n/a	n/a	2	15.16	3.05, 2.74	unknown
			M	2	4	1	70.00	67.56	2.00	3.86	0	n/a	n/a	2	12.62	3.45, 3.15	unknown
First, Second, Third and Fourth Floor, Friars House, 6 Parkway, Chelmsford	13/01718/COUPA	Friars House Ltd	M	2	4	1	70.00	64.95	2.00	2.99	0	n/a	n/a	2	8.66	2.59, 2.59	unknown
			M	1	2	1	50.00	46.87	1.50	4.44	0	n/a	n/a	1	31.28	5.54	unknown
			M	2	4	1	70.00	68.34	2.00	2.71	0	n/a	n/a	2	13.43	3.50, 2.69	unknown
			M	1	2	1	50.00	44.58	1.50	3.37	0	n/a	n/a	1	12.49	2.90	unknown
			M	2	4	1	70.00	60.56	2.00	3.64	0	n/a	n/a	2	7.94	3.38, 3.00	unknown
Land at 41 Main Road, Main Road, Great Leighs	15/01343/FUL	n/a	M	3	6	3	108.00	128.41	2.50	n/a	0	n/a	n/a	3	9.26	3.68, 2.82, 2.82	unknown
Site at Brock Hill Farm	14/00656/COUPA	n/a	M	4	6	1	99.00	158.76	3.00	1.67	2	8.98	3.00	2	13.10	3.73, 3.51	unknown
Greater Beaulieu Park - Phase 1 - Zone A	13/01795/REM	Countryside Properties	A	1	2	1	50.00	52.47	1.50	4.98	0	n/a	n/a	1	14.45	3.02	unknown
			A	2	4	1	70.00	71.10	2.00	4.57	0	n/a	n/a	2	11.12	2.72, 2.69	unknown
			M	2	4	2	79.00	84.80	2.00	6.47	0	n/a	n/a	2	12.73	2.98, 2.97	unknown
			A	2	4	2	79.00	80.03	2.00	6.71	0	n/a	n/a	2	12.19	3.68, 2.79	unknown
			M	3	5	3	102.00	120.98	2.50	5.20	1	8.66	2.62	2	12.36	3.95, 3.09	unknown
			A	3	5	2	102.00	96.59	2.50	8.11	1	7.91	2.46	2	12.43	2.76, 2.65	unknown
			M	4	7	3	121.00	164.70	3.00	5.50	1	9.83	2.49	3	11.99	4.05, 3.58, 2.71	unknown
			A	4	6	2	106.00	106.97	3.00	6.42	2	8.04	1.99	2	11.89	2.93, 2.93	unknown
Waterfront Place, Wharf Road, Chelmsford	13/00347/FUL	Taylor Wimpey	M	1	2	1	50.00	45.20	1.50	n/a	0	n/a	n/a	1	12.49	2.64	unknown
			A	1	2	1	50.00	52.39	1.50	4.14	0	n/a	n/a	1	13.15	3.41	unknown
			M	2	4	1	70.00	90.74	2.00	7.26	0	n/a	n/a	2	12.12	3.45, 2.84	unknown
			A	2	4	1	70.00	75.23	2.00	6.91	0	n/a	n/a	2	15.44	3.47, 3.31	unknown

# Appendix 1: Internal space measurements within a sample of new builds completed in Chelmsford

Site Location	Application	Developer	Market or Affordable (M/A)	No. of Bedrooms	No. of Bedspaces	No. of Storeys	Minimum GIA (m²)	Measured GIA (m²)	Minimum Built In Storage (m²)	Measured Built In Storage (m²)	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 width/s (m)	Average Floor to Ceiling Height (m)
			M	3	6	1	95.00	132.76	2.50	8.75	0	n/a	n/a	3	12.96	3.45, 3.15, 2.74	unknown
Barn at Little Fellows, Mashbury Road, Great Waltham	15/00066/FUL	n/a	M	1	2	1	50.00	147.15	1.50	6.67	0	n/a	n/a	Open Plan	n/a	n/a	2.35
Land Between 80 and 82 Chignal Road, Chelmsford	14/02091/FUL	n/a	M	5	10	3	134.00	233.92	3.50	7.93	0	n/a	n/a	5	14.24	5.11, 4.02, 4.01, 3.86, 3.61	unknown
Land at 1 Cassino Road, Chelmsford	14/01620/FUL	n/a	M	1	2	1	50.00	42.40	1.50	3.98	0	n/a	n/a	1	10.36	3.10	2.35
			M	1	2	1	50.00	44.61	1.50	6.32	0	n/a	n/a	1	10.46	3.07	2.35
St Johns Hospital, Wood Street (South), Chelmsford - Inland Homes	12/01545/FUL	Inland Homes	M	1	2	1	50.00	51.98	1.50	2.66	0	n/a	n/a	1	11.18	2.59	unknown
			M	2	4	1	70.00	67.98	2.00	2.65	0	n/a	n/a	2	10.44	2.77, 2.62	unknown
			M	4	6	3	112.00	156.83	3.00	4.92	2	9.33	2.77	2	18.37	2.95, 2.95	unknown
Land adjacent to The Cock Inn, Main Road, Boreham	14/01890/FUL	Inland Homes	M	3	5	2	93.00	94.84	2.50	4.24	1	5.60	1.78	2	11.94	3.15, 3.07	unknown
			M	3	5	2	93.00	95.94	2.50	5.93	1	6.79	2.03	2	9.25	2.79, 2.31	unknown
			M	4	7	2	115.00	129.36	3.00	5.53	1	9.40	2.79	3	10.17	3.51, 2.82, 2.82	unknown
			A	1	2	1	50.00	49.57	1.50	1.81	0	n/a	n/a	1	12.33	2.79	unknown
			A	2	3	1	61.00	63.26	2.00	0.85	1	8.39	2.53	1	11.97	3.51	unknown
			M	1	2	1	50.00	50.11	1.50	1.15	0	n/a	n/a	1	12.92	2.77	unknown
			M	2	3	1	61.00	64.70	2.00	2.00	1	7.84	2.41	1	12.62	3.45	unknown
			M	2	4	2	79.00	79.00	2.00	4.03	0	n/a	n/a	2	12.75	3.45, 3.35	unknown
Land north of Copperfield Road (west portion), Chelmsford	14/00976/FUL	Countryside Properties	A	1	2	1	50.00	60.83	1.50	2.74	0	n/a	n/a	1	15.58	3.81	unknown
			A	2	4	1	70.00	76.42	2.00	3.92	0	n/a	n/a	2	16.55	3.94, 3.63	unknown
			A	2	4	2	79.00	84.07	2.00	5.82	0	n/a	n/a	2	13.05	3.71, 3.07	unknown
			M	4	8	3	130.00	146.98	3.00	6.91	0	n/a	n/a	4	10.35	3.91, 2.77, 2.74, 2.54	unknown

# Appendix 1: Internal space measurements within a sample of new builds completed in Chelmsford

Site Location	Application	Developer	Market or Affordable (M/A)	No. of Bedrooms	No. of Bedspaces	No. of Storeys	Minimum GIA (m <sup>2</sup> )	Measured GIA (m <sup>2</sup> )	Minimum Built In Storage (m <sup>2</sup> )	Measured Built In Storage (m <sup>2</sup> )	No. of Single Bedrooms	Smallest Single Bedroom area (m <sup>2</sup> )	Smallest Single Bedroom width (m)	No. of Double / Twin Bedrooms	Smallest Double / Twin Bedroom area (m <sup>2</sup> )	Double Bedroom width/s (m)	Average Floor to Ceiling Height (m)
			A	3	5	2	93.00	87.01	2.50	6.39	1	7.45	2.13	2	11.15	2.72, 2.69	unknown
			M	5	9	3	134.00	179.71	3.50	5.31	1	10.44	2.79	4	8.65	4.27, 3.53, 3.12, 3.10	unknown
			M	5	9	3	134.00	233.12	3.50	9.74	1	11.97	2.41	4	14.92	3.71, 3.66, 3.63, 3.56	unknown
Eurest Crown Buildings, Beeches Road, Chelmsford	14/00549/REM	Linden Limited	M	4	6	2	106.00	125.43	3.00	4.69	2	7.34	2.64	2	12.23	3.20, 3.05	unknown
			A	3	5	1	86.00	104.22	2.50	7.55	1	10.95	3.10	2	12.44	3.53, 3.17	unknown
			A	3	5	2	93.00	84.00	2.50	3.91	1	5.61	1.85	2	9.80	3.07, 2.87	unknown
			M	5	9	3	134.00	165.00	3.50	5.86	1	8.99	2.74	4	9.44	3.78, 3.05, 3.05, 2.97	unknown
			M	3	5	2	93.00	85.96	2.50	4.56	1	6.29	2.11	2	9.16	2.97, 2.72	unknown
64-66 Broomfield Road	15/00911/FUL	Julia Mackay Properties	M	1	2	1	50.00	57.40	1.50	n/a	0	n/a	n/a	1	11.61	3.17	unknown
			M	1	2	1	50.00	48.58	1.50	n/a	0	n/a	n/a	1	9.55	2.69	unknown
			M	2	4	1	70.00	69.77	1.50	n/a	0	n/a	n/a	1	9.78	2.82, 2.59	unknown
Danbury Palace, Main Road, Danbury	13/00816/FUL	Chase Green Developments	M	1	2	1	50.00	45.42	1.50	4.14	0	n/a	n/a	1	10.30	2.69	unknown
			M	2	4	1	70.00	88.00	2.00	4.63	0	n/a	n/a	2	18.17	4.29, 3.07	unknown
			M	3	5	2	93.00	112.67	2.50	4.48	1	8.64	3.07	2	11.27	3.51, 3.07	2.31
			M	3	5	2	93.00	119.74	2.50	6.98	1	5.16	2.06	2	12.96	3.12, 3.12	unknown
Pooty Pools Farm, Radley Green Road, Roxwell	14/01069/FUL	n/a	M	1	2	1	50.00	80.69	1.50	2.96	0	n/a	n/a	1	14.46	3.19	unknown
			M	3	5	2	93.00	129.80	2.50	4.09	1	13.82	3.28	2	14.95	4.11, 3.94	unknown
Torc Cottage, 3 Garden End, Stock	15/00068/FUL	Silverswan Homes	M	4	8	2	124.00	207.40	3.00	6.63	0	n/a	n/a	4	15.42	4.90, 3.99, 3.58, 3.10	unknown
Land at Bulls Lodge Farm, Generals Lane, Boreham	15/01293/FUL	n/a	M	5	7	2	119.00	196.98	3.50	8.71	3	12.07	3.33	2	16.85	4.19, 3.43	unknown
The Gables, Church Road,	15/01973/FUL	Essex Property Ltd	M	1	2	1	50.00	50.01	1.50	3.64	0	n/a	n/a	1	12.87	3.28	unknown

# Appendix 1: Internal space measurements within a sample of new builds completed in Chelmsford

Site Location	Application	Developer	Market or Affordable (M/A)	No. of Bedrooms	No. of Bedspaces	No. of Storeys	Minimum GIA (m <sup>2</sup> )	Measured GIA (m <sup>2</sup> )	Minimum Built In Storage (m <sup>2</sup> )	Measured Built In Storage (m <sup>2</sup> )	No. of Single Bedrooms	Smallest Single Bedroom area (m <sup>2</sup> )	Smallest Single Bedroom width (m)	No. of Double / Twin Bedrooms	Smallest Double / Twin Bedroom area (m <sup>2</sup> )	Double Bedroom width/s (m)	Average Floor to Ceiling Height (m)
West Hanningfield			M	1	2	2	58.00	55.37	1.50	4.24	0	n/a	n/a	1	9.34	2.74	unknown
Land at 75 Lodge Road, Writtle	15/01758/FUL	Squirrel Homes Ltd	M	3	5	2	93.00	114.72	2.50	5.74	1	10.49	2.24	2	11.55	3.30, 2.80	unknown
Site at The Barnes, Rettendon, Old Hall, Main Road, Rettendon	15/00339/FUL	n/a	M	2	4	1	70.00	46.50	2.00	2.29	0	n/a	n/a	2	7.55	3.02, 2.24	unknown
			M	2	4	1	70.00	76.42	2.00	2.92	0	n/a	n/a	2	13.64	3.45, 3.45	unknown
			M	2	4	2	79.00	58.65	2.00	n/a	0	n/a	n/a	2	7.52	2.48, 2.43	unknown
84 Broomfield Road, Chelmsford	16/00195/COUPA	n/a	M	2	3	1	61.00	56.16	2.00	3.16	1	5.56	2.11	1	11.39	2.87	unknown
Runwell Hospital, Runwell Chase, Runwell - Phase 1	14/00548/REM	Countryside Properties	A	1	2	1	50.00	51.97	1.50	3.70	0	n/a	n/a	1	11.76	3.02	unknown
			A	2	4	1	70.00	70.05	2.00	3.48	0	n/a	n/a	2	10.60	3.33, 2.64	unknown
			M	2	4	2	79.00	85.27	2.00	4.46	0	n/a	n/a	2	13.19	3.23, 2.67	unknown
			A	2	4	2	79.00	79.59	2.00	5.35	0	n/a	n/a	2	13.47	3.38, 3.28	unknown
			M	3	6	2	102.00	118.96	2.50	5.85	0	n/a	n/a	3	10.42	3.86, 2.77, 2.77	unknown
			A	3	5	2	93.00	89.01	2.50	4.50	1	7.47	2.13	2	11.24	2.74, 2.74	unknown
			M	4	6	2	106.00	126.44	3.00	6.44	2	6.81	2.59	2	10.18	3.63, 2.77	unknown
			A	4	7	3	121.00	122.45	3.00	2.86	1	5.85	2.16	3	14.25	4.29, 3.17, 3.05	unknown
Former Marconi Works, New Street, Chelmsford	12/01789/FUL	Bellway Homes	M	1	2	1	50.00	52.89	1.50	6.34	0	n/a	n/a	1	15.17	3.94	unknown
			A	1	2	1	50.00	49.65	1.50	4.09	0	n/a	n/a	1	13.40	3.17	unknown
			M	2	4	1	70.00	70.51	2.00	3.89	0	n/a	n/a	2	13.24	3.30, 2.79	unknown
			A	2	4	1	70.00	70.36	2.00	3.85	0	n/a	n/a	2	12.85	3.56, 2.80	unknown
			A	3	5	2	93.00	100.37	2.50	3.93	1	6.37	2.41	2	11.20	3.50, 2.73	unknown
			M	4	7	3	121.00	131.92	3.00	4.01	1	6.22	2.35	3	10.84	3.69, 3.50, 2.73	unknown

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Site Location	Application	Developer	Market or Affordable (M/A)	No. of Bedrooms	No. of Bedspaces	No. of Storeys	Minimum GIA (m <sup>2</sup> )	Measured GIA (m <sup>2</sup> )	Minimum Built In Storage (m <sup>2</sup> )	Measured Built In Storage (m <sup>2</sup> )	No. of Single Bedrooms	Smallest Single Bedroom area (m <sup>2</sup> )	Smallest Single Bedroom width (m)	No. of Double / Twin Bedrooms	Smallest Double / Twin Bedroom area (m <sup>2</sup> )	Double Bedroom width/s (m)	Average Floor to Ceiling Height (m)
Land North of 45 Pleshey Road, Ford End	14/00829/FUL	Chelmer Housing Partnership	M	3	5	2	93.00	106.48	2.50	6.07	1	7.54	2.51	2	12.84	3.61, 2.51	unknown
Barn, Mount Maskall, General Lane, Boreham	15/01363/FUL	n/a	M	4	8	2	124.00	387.05	3.00	11.40	0	n/a	n/a	4	17.59	4.27, 4.22, 3.45, 3.45	2.54
Site at Peartree Farm, Bicknacre Road, Danbury	15/00172/FUL	n/a	M	1	1	1	39.00	23.06	1.00	2.29	1	11.52	3.16	0	n/a	n/a	unknown
The Yard, Old Bell Lane, Rettendon Common	15/01009/FUL	n/a	M	4	6	2	106.00	145.50	3.00	5.93	2	9.80	2.49	2	13.37	4.01, 3.38	unknown
			M	3	5	2	93.00	89.18	2.50	4.93	2	6.90	2.34	1	13.17	3.33	unknown
Land at 21 Chalklands, Sandon	15/00712/FUL	n/a	M	3	6	2	102.00	154.34	2.50	4.30	0	n/a	n/a	3	12.69	3.63, 3.02, 2.77	2.87
Chelmsford Club, 108 New London Road	14/01406/FUL	n/a	M	1	2	1	50.00	59.77	1.50	3.67	0	n/a	n/a	1	16.81	n/a	unknown
			M	1	2	1	50.00	50.08	1.50	2.48	0	n/a	n/a	1	11.21	2.87	unknown
			M	1	2	1	50.00	63.94	1.50	3.30	0	n/a	n/a	1	14.96	3.12	unknown
Willow Pond Farm, Burnham Road, Battlesbridge, Wickford	16/01197/FUL	n/a	M	2	4	2	79.00	161.72	2.00	3.01	0	n/a	n/a	2	9.55	3.00, 2.90	unknown
Lammas Cottage, High Street, Stock	12/00940/FUL	n/a	M	2	4	2	79.00	114.05	2.00	8.68	0	n/a	n/a	2	14.03	3.48, 3.38	2.67
			M	3	5	2	93.00	127.05	2.50	9.00	1	7.56	2.13	2	10.84	3.56, 3.15	2.64
The Cock Inn, High Street, Stock	14/02113/FUL	n/a	M	2	3	1	61.00	54.63	2.00	3.89	1	6.00	1.96	1	9.69	3.07	unknown
			M	2	4	2	79.00	63.51	2.00	3.13	0	n/a	n/a	2	10.34	2.92, 2.49	unknown
62 Mendip Road, Chelmsford	15/02014/FUL	n/a	M	2	4	1	70.00	42.96	2.00	2.14	0	n/a	n/a	2	7.19	2.59, 2.49	unknown



## Appendix 1: Internal space measurements within a sample of new builds completed in Chelmsford

Site Location	Application	Developer	Market or Affordable (M/A)	No. of Bedrooms	No. of Bedspaces	No. of Storeys	Minimum GIA (m <sup>2</sup> )	Measured GIA (m <sup>2</sup> )	Minimum Built In Storage (m <sup>2</sup> )	Measured Built In Storage (m <sup>2</sup> )	No. of Single Bedrooms	Smallest Single Bedroom area (m <sup>2</sup> )	Smallest Single Bedroom width (m)	No. of Double / Twin Bedrooms	Smallest Double / Twin Bedroom area (m <sup>2</sup> )	Double Bedroom width/s (m)	Average Floor to Ceiling Height (m)
Mansard Heating Ltd, 56 High Street, Great Baddow	15/01203/FUL	n/a	M	2	4	1	70.00	85.33	2.00	n/a	0	n/a	n/a	2	13.24	3.25, 3.04	unknown
			M	2	4	1	70.00	74.42	2.00	3.33	0	n/a	n/a	2	12.29	3.17, 3.11	unknown
			M	1	2	1	50.00	47.86	1.50	2.53	0	n/a	n/a	1	14.05	3.20	unknown
Friars House, 6 Parkway, Chelmsford	14/00475/FUL	Friars House Ltd.	M	1	2	1	50.00	49.04	1.50	2.71	0	n/a	n/a	1	13.53	3.20	unknown
			M	2	4	1	70.00	71.35	2.00	3.70	0	n/a	n/a	2	10.30	3.84, 2.69	unknown
			M	2	4	1	70.00	70.84	2.00	2.39	0	n/a	n/a	2	9.53	3.07, 3.05	unknown
5 Steamer Terrace, Chelmsford	15/01369/FUL	n/a	M	2	3	2	70.00	53.50	1.50	1.68	1	5.21	1.66	1	9.81	3.05	2.4
			M	3	4	2	84.00	74.77	2.50	2.72	2	5.92	2.15	1	10.52	3.26	2.4
Site at 88-92 Kings Road, Chelmsford	15/00145/FUL	Stadia Trustees Ltd	M	1	2	1	50.00	54.72	1.50	6.73	0	n/a	n/a	1	13.67	2.84	2.38
			M	1	2	1	50.00	49.62	1.50	4.53	0	n/a	n/a	1	10.45	3.33	2.38
			M	1	2	1	50.00	46.68	1.50	3.55	0	n/a	n/a	1	12.26	3.56	2.38
43A Broomfield Road, Chelmsford (first and second floors)	15/01233/COUPA	P4i	M	2	3	1	61.00	71.13	2.00	2.96	1	9.80	2.06	1	13.66	2.69	unknown
			M	1	2	1	50.00	36.95	1.50	1.51	0	n/a	n/a	1	11.45	2.77	unknown
			M	1	2	1	50.00	42.81	1.50	2.16	0	n/a	n/a	1	10.26	2.92	unknown
			M	2	3	1	61.00	50.07	2.00	2.11	1	6.83	2.34	1	11.54	2.97	unknown
Land west of The Reading Rooms, Bell Street, Great Baddow	12/01630/FUL	n/a	M	3	5	2	93.00	111.65	2.50	4.28	1	6.98	2.10	2	11.96	3.39, 3.20	2.45
			M	3	5	2	93.00	130.02	2.50	8.59	1	8.62	2.79	2	19.95	3.03, 2.73	unknown
Land North West of Oakwood House, Woodham Road, Battlesbridge	15/01106/FUL	n/a	M	4	8	2	124.00	239.11	3.00	9.50	0	n/a	n/a	4	17.66	4.93, 4.93, 4.17, 3.52	2.5
Land North West of the Anchorage, Runwell Chase, Runwell	16/01773/FUL	n/a	M	2	2	1	61.00	57.70	2.00	4.44	2	8.00	2.29	0	n/a	n/a	unknown

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Cowells Court, Nathans Lane, Highwood	10/00638/FUL	n/a	M	4	6	1	99.00	204.91	3.00	9.60	2	14.42	3.23	2	15.30	3.45, 3.33	unknown
Site at Hillview, Wheelers Hill, Little Waltham	16/01757/FUL	n/a	M	1	2	1	50.00	32.54	1.50	3.37	0	n/a	n/a	1	10.57	2.97	unknown
Land Between 10 and 11 Mercia Close, Great Baddow, Chelmsford	14/00646/FUL	Chelmer Housing Partnership	A	2	4	1	70.00	73.45	2.00	4.45	0	n/a	n/a	2	11.91	3.35, 3.05	unknown
47 East Hanningfield Road, Rettendon	13/01184/FUL	n/a	M	4	8	2	124.00	244.06	3.00	22.22	0	n/a	n/a	4	10.82	4.11, 4.04, 3.48, 3.12	unknown
			M	3	6	2	102.00	126.16	2.50	6.96	0	n/a	n/a	3	9.81	3.56, 2.72, 2.67	unknown
			M	4	8	2	124.00	196.09	3.00	15.09	0	n/a	n/a	4	10.58	3.94, 3.43, 3.12, 3.07	unknown
Barns Northend Place, Brook Hill, North End	15/00181/FUL	n/a	M	5	10	2	128.00	479.76	3.50	24.32	0	n/a	n/a	5	23.46	5.74, 5.71, 5.38, 4.90, 4.34	unknown
			M	3	6	2	102.00	478.92	2.50	29.30	0	n/a	n/a	3	32.34	6.30, 3.38, 3.15	unknown
Land at Cranford, Lucks Lane, Howe Street	14/02072/REM	n/a	M	3	6	2	102.00	176.74	2.50	13.78	0	n/a	n/a	3	10.64	5.18, 3.12, 3.07	2.6
Land at Rosemary, Maldon Road, Danbury	15/01456/FUL	n/a	M	2	4	2	79.00	110.27	2.00	5.45	0	n/a	n/a	2	10.12	3.84, 2.90	2.4

## Appendix 1: Internal space measurements within a sample of new builds completed in Chelmsford

Site Location	Application	Developer	Market or Affordable (M/A)	No. of Bedrooms	No. of Bedspaces	No. of Storeys	Minimum GIA (m <sup>2</sup> )	Measured GIA (m <sup>2</sup> )	Minimum Built In Storage (m <sup>2</sup> )	Measured Built In Storage (m <sup>2</sup> )	No. of Single Bedrooms	Smallest Single Bedroom area (m <sup>2</sup> )	Smallest Single Bedroom width (m)	No. of Double / Twin Bedrooms	Smallest Double / Twin Bedroom area (m <sup>2</sup> )	Double Bedroom width/s (m)	Average Floor to Ceiling Height (m)
Land at Willow Cottage, Gay Bowers Road, Danbury	14/01523/FUL	n/a	M	4	8	2	124.00	545.01	3.00	6.85	0	n/a	n/a	4	19.21	5.66, 4.01, 3.96, 3.94	unknown
90C Broomfield Road, Chelmsford	15/02081/COUPA	Affinity Wills	M	1	2	1	50.00	53.34	1.50	4.74	0	n/a	n/a	1	16.42	3.01	unknown
			M	2	4	1	70.00	66.69	2.00	6.42	1	12.71	2.87	1	12.00	3.58	unknown
Land adjacent 96 Downham Road	16/00888/FUL	n/a	M	3	5	2	93.00	136.08	2.50	14.14	1	8.76	2.77	2	11.26	2.91, 2.51	unknown
Site at 501 Meadgate Avenue, Great Baddow	15/01811/FUL	n/a	M	3	5	2	93.00	81.12	2.50	5.16	1	10.12	1.84	2	8.56	2.88, 2.63	unknown
Land at 1 Melbourne Avenue	15/01762/FUL	n/a	M	3	5	2	93.00	93.31	2.50	5.74	1	9.43	2.34	2	8.18	3.63, 2.31	unknown
Land at 73 Highfield Road, Chelmsford	16/00388/FUL	n/a	M	2	4	1	70.00	52.49	2.00	2.60	0	n/a	n/a	2	7.51	3.28, 2.50	unknown
Highwater Farm, Main Road, East Hanningfield	16/00571/CLEUD	n/a	M	2	4	1	70.00	152.02	2.00	n/a	0	n/a	n/a	2	14.61	3.00, 3.00	unknown
Highwater Farm, Main Road, East Hanningfield	16/00570/CLEUD	n/a	M	1	2	1	50.00	42.01	1.50	n/a	0	n/a	n/a	1	11.08	3.42	unknown
Kates Cottage, Park Lane, Ramsden Heath	16/01592/CLEUD	n/a	M	3	5	1	86.00	123.35	2.50	3.38	1	8.68	2.41	2	13.25	3.30, 3.15	unknown
Land Between 67 and 69 Goshawk Drive	15/02016/FUL	n/a	M	4	6	2	106.00	133.35	3.00	7.27	2	6.77	2.34	2	12.65	3.30, 2.92	unknown
			M	4	6	2	106.00	150.26	3.00	6.61	2	7.78	2.34	2	13.72	3.28, 2.84	unknown

# Appendix 1: Internal space measurements within a sample of new builds completed in Chelmsford

Site Location	Application	Developer	Market or Affordable (M/A)	No. of Bedrooms	No. of Bedspaces	No. of Storeys	Minimum GIA (m <sup>2</sup> )	Measured GIA (m <sup>2</sup> )	Minimum Built In Storage (m <sup>2</sup> )	Measured Built In Storage (m <sup>2</sup> )	No. of Single Bedrooms	Smallest Single Bedroom area (m <sup>2</sup> )	Smallest Single Bedroom width (m)	No. of Double / Twin Bedrooms	Smallest Double / Twin Bedroom area (m <sup>2</sup> )	Double Bedroom width/s (m)	Average Floor to Ceiling Height (m)
1 Rectory Lane, Chelmsford	13/01777/FUL	Julia Mackay Properties	M	2	4	1	70.00	61.06	2.00	1.83	0	n/a	n/a	2	10.68	2.74, 2.54	unknown
			M	1	2	1	50.00	48.45	1.50	2.51	0	n/a	n/a	1	11.61	2.62	unknown
			M	1	2	1	50.00	46.98	1.50	2.89	0	n/a	n/a	1	12.17	2.79	unknown
			M	1	2	1	50.00	46.00	1.50	2.09	0	n/a	n/a	1	12.02	3.10	unknown
			M	1	2	1	50.00	62.00	1.50	2.56	0	n/a	n/a	1	18.33	4.62	unknown
			M	1	2	1	50.00	50.90	1.50	2.46	0	n/a	n/a	1	11.31	2.92	unknown
Land at Avete, South Hanningfield Road, South Hanningfield	15/00515/REM	n/a	M	5	7	2	119.00	259.74	3.50	14.28	3	13.71	3.00	2	17.83	4.32, 4.01	unknown
The Three Stars, 10 Trent Road, Chelmsford	14/01720/FUL	Myriad Housing Ltd	A	1	2	1	50.00	55.04	1.50	4.19	0	n/a	n/a	1	12.85	3.25	unknown
			A	1	2	1	50.00	56.33	1.50	4.38	0	n/a	n/a	1	15.50	3.02	unknown
			A	2	4	2	79.00	78.46	2.00	5.34	0	n/a	n/a	2	11.50	3.35, 2.64	unknown
The Yard, Old Bell Lane, Rettendon Common	16/00429/FUL	n/a	M	3	6	2	102.00	112.98	2.50	1.03	0	n/a	n/a	3	11.51	4.27, 3.58, 3.33	unknown
2, 3 & 4 Pitfield, Great Baddow	15/01928/FUL	St Giles Developments Ltd	M	3	4	2	84.00	101.02	2.50	4.80	2	8.56	2.41	1	15.40	3.15	unknown
Land South West of 57 Pertwee Drive, Great Baddow	15/01721/FUL	n/a	M	4	8	2	124.00	192.67	3.00	10.28	0	n/a	n/a	4	12.62	4.48, 3.96, 3.58, 3.40	2.54
Land west of Plantation Lodge, The Bringey, Great Baddow	13/00262/FUL	n/a	M	3	6	2	102.00	176.16	2.50	5.68	0	n/a	n/a	3	13.67	4.67, 3.58, 3.48	unknown

# Appendix 1: Internal space measurements within a sample of new builds completed in Chelmsford

Site Location	Application	Developer	Market or Affordable (M/A)	No. of Bedrooms	No. of Bedspaces	No. of Storeys	Minimum GIA (m²)	Measured GIA (m²)	Minimum Built In Storage (m²)	Measured Built In Storage (m²)	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 width/s (m)	Average Floor to Ceiling Height (m)
Land south of Lower Lodge, Main Road, Danbury	14/00473/FUL	n/a	M	3	6	2	102.00	182.09	2.50	7.85	0	n/a	n/a	3	12.71	4.17, 4.00, 3.64	unknown
86 North Avenue, Chelmsford	14/00556/FUL	n/a	M	2	3	1	61.00	46.82	2.00	4.19	1	6.72	2.45	1	9.59	3.19	unknown
Land at 4 Lionfield Cottages, Main Road, Boreham	15/00051/OUT	n/a	M	2	4	2	79.00	100.56	2.00	4.09	0	n/a	n/a	2	18.40	3.30, 3.30	unknown
90A Broomfield Road, Chelmsford	15/01422/COUPA	n/a	M	1	2	1	50.00	59.73	1.50	2.88	0	n/a	n/a	1	9.65	2.72	unknown
Channels - Phase 3a & 3b	15/01623/REM, 10/01976/OUT	Croudace	M	2	4	2	79.00	92.00	2.00	8.67	0	n/a	n/a	2	12.10	2.84, 2.60	unknown
			A	2	4	2	79.00	79.26	2.00	3.90	0	n/a	n/a	2	11.46	3.71, 3.05	unknown
			M	3	6	2	102.00	116.50	2.50	6.96	0	n/a	n/a	3	12.65	3.51, 3.17, 3.00	unknown
			A	3	5	2	93.00	88.83	2.50	6.59	1	10.41	2.97	2	12.47	3.10, 2.74	unknown
			M	4	8	2	124.00	144.82	3.00	9.41	0	n/a	n/a	4	11.70	3.68, 3.07, 3.07, 2.79	unknown
			M	5	10	3	134.00	195.02	3.50	11.66	0	n/a	n/a	5	9.59	3.61, 3.48, 3.30, 2.72, 2.72	unknown
38 to 50 Reeves Way, South Woodham Ferrers	13/01874/FUL	BJ's of Woodham Ltd.	M	2	4	1	70.00	53.98	2.00	1.51	0	n/a	n/a	2	7.19	2.84, 2.67	unknown
			M	2	4	1	70.00	52.53	2.00	1.40	0	n/a	n/a	2	8.17	2.64, 2.11	unknown
			M	2	4	1	70.00	47.69	2.00	1.22	0	n/a	n/a	2	7.02	2.83, 2.69	unknown
			M	2	4	1	70.00	47.64	2.00	1.32	0	n/a	n/a	2	9.32	3.21, 2.60	unknown
			M	2	4	1	70.00	52.33	2.00	1.82	0	n/a	n/a	2	6.43	2.79, 1.91	unknown
Chelmer Court, Church Street, Chelmsford	12/01385/FUL	Blakes Countrywide Ltd.	M	2	4	2	79.00	78.75	2.00	3.57	0	n/a	n/a	2	13.34	3.33, 3.07	unknown
			M	1	2	1	50.00	44.45	1.50	2.51	0	n/a	n/a	1	12.42	2.72	2.13
			M	2	4	2	79.00	62.78	2.00	2.72	0	n/a	n/a	2	7.96	3.43, 3.12	unknown

# Appendix 1: Internal space measurements within a sample of new builds completed in Chelmsford

Site Location	Application	Developer	Market or Affordable (M/A)	No. of Bedrooms	No. of Bedspaces	No. of Storeys	Minimum GIA (m <sup>2</sup> )	Measured GIA (m <sup>2</sup> )	Minimum Built In Storage (m <sup>2</sup> )	Measured Built In Storage (m <sup>2</sup> )	No. of Single Bedrooms	Smallest Single Bedroom area (m <sup>2</sup> )	Smallest Single Bedroom width (m)	No. of Double / Twin Bedrooms	Smallest Double / Twin Bedroom area (m <sup>2</sup> )	Double Bedroom width/s (m)	Average Floor to Ceiling Height (m)
			M	2	4	2	79.00	72.13	2.00	2.50	0	n/a	n/a	2	7.72	2.90, 2.74	2.11
			M	2	4	2	79.00	77.62	2.00	2.74	0	n/a	n/a	2	13.02	3.53, 3.10	2.09
			M	1	2	2	58.00	52.64	1.50	2.53	0	n/a	n/a	1	16.15	4.70	2.1
			M	2	3	2	70.00	94.45	2.00	4.49	1	10.51	2.34	1	24.66	3.38	unknown
			M	2	4	2	79.00	80.36	2.00	3.33	0	n/a	n/a	2	13.05	3.45, 3.02	unknown
Barn at Uplands, Warren Road, Rettendon	15/00188/CLEUD	n/a	M	4	6	1	99.00	256.49	3.00	23.32	2	12.96	2.95	2	14.87	5.79, 3.33	unknown
St Johns Hospital, Wood Street (North), Chelmsford - Linden Homes	12/00258/FUL, 13/00925/MAT	Inland Homes	M	1	2	1	50.00	46.23	1.50	4.81	0	n/a	n/a	1	11.43	3.99	unknown
			A	1	2	1	50.00	47.38	1.50	n/a	0	n/a	n/a	1	12.21	2.90	unknown
			M	2	4	1	70.00	62.01	2.00	2.52	0	n/a	n/a	2	9.39	2.95, 2.79	unknown
			A	2	4	2	79.00	76.80	2.00	2.20	0	n/a	n/a	2	11.08	2.95, 2.69	unknown
			M	2	4	1	70.00	74.73	2.00	3.74	0	n/a	n/a	2	10.61	3.35, 3.25	unknown
			M	2	4	2	79.00	71.87	2.00	3.61	0	n/a	n/a	2	9.96	2.92, 2.62	unknown
			M	3	5	2	93.00	91.91	2.50	2.89	1	5.75	1.78	2	11.78	3.20, 2.72	unknown
			M	4	6	2	106.00	119.05	3.00	4.38	2	7.38	1.93	2	13.14	3.20, 2.97	unknown
Land east of Patching Hall Lane, Broomfield	10/00869/FUL	Persimmon Homes	A	2	3	1	61.00	84.20	2.00	3.08	1	13.55	3.48	1	15.73	3.68	unknown
			M	2	3	1	61.00	64.31	2.00	5.45	1	7.62	2.79	1	10.94	3.15	unknown
			M	4	7	2	115.00	117.05	3.00	5.37	1	6.99	2.62	3	10.36	3.86, 3.30, 3.28	unknown
			M	4	7	2	115.00	131.42	3.00	5.41	1	6.94	1.96	3	9.47	3.89, 3.45, 2.79	unknown
			A	3	5	2	93.00	83.28	2.50	4.94	1	5.94	2.21	2	10.85	3.25, 2.59	unknown
			A	2	4	2	79.00	73.30	2.00	4.22	0	n/a	n/a	1	12.14	3.12, 2.62	unknown
			M	3	6	3	108.00	108.16	2.50	3.62	0	n/a	n/a	3	10.70	3.84, 2.90, 2.77	unknown
Flavours of India, 170 Rainsford Road, Chelmsford	14/00476/FUL	Inland Homes	M	2	4	2	79.00	69.28	2.00	4.52	0	n/a	n/a	2	9.15	2.62, 2.54	unknown
			M	1	2	1	50.00	49.08	1.50	3.73	0	n/a	n/a	1	12.63	3.20	unknown

# Appendix 1: Internal space measurements within a sample of new builds completed in Chelmsford

Site Location	Application	Developer	Market or Affordable (M/A)	No. of Bedrooms	No. of Bedspaces	No. of Storeys	Minimum GIA (m <sup>2</sup> )	Measured GIA (m <sup>2</sup> )	Minimum Built In Storage (m <sup>2</sup> )	Measured Built In Storage (m <sup>2</sup> )	No. of Single Bedrooms	Smallest Single Bedroom area (m <sup>2</sup> )	Smallest Single Bedroom width (m)	No. of Double / Twin Bedrooms	Smallest Double / Twin Bedroom area (m <sup>2</sup> )	Double Bedroom width/s (m)	Average Floor to Ceiling Height (m)
			M	2	4	1	70.00	60.71	2.00	4.59	0	n/a	n/a	2	10.10	2.72, 2.69	unknown
University Campus, Phase 1 north, part of Central Park and land at Park Road, Chelmsford	11/01360/FUL, 11/01360/OUT, 14/01470/FUL	Higgins	M	1	2	1	50.00	46.64	1.50	3.63	0	n/a	n/a	1	12.78	2.96	unknown
			A	1	2	1	50.00	45.80	1.50	4.86	0	n/a	n/a	1	11.75	3.31	unknown
			M	2	4	1	70.00	66.53	2.00	4.76	0	n/a	n/a	2	10.33	2.73, 2.69	unknown
			A	2	4	1	70.00	68.64	2.00	5.33	0	n/a	n/a	2	12.94	2.74, 2.55	unknown
			M	3	6	4	108.00	132.66	2.50	7.17	0	n/a	n/a	3	11.04	3.35, 3.34, 3.04	unknown
			A	3	6	4	108.00	130.36	2.50	7.15	0	n/a	n/a	3	11.05	3.34, 3.34, 3.33	unknown
Land north west of Essex County Cricket Ground, New Writtle Street, Chelmsford	13/00690/ETL	MCD (Chelmsford) LLP & Essex	M	1	2	1	50.00	48.50	1.50	2.50	0	n/a	n/a	1	9.47	2.79	unknown
			M	1	2	1	50.00	34.22	1.50	1.62	0	n/a	n/a	1	9.23	2.84	unknown
			M	1	2	1	50.00	41.31	1.50	2.50	0	n/a	n/a	1	10.26	2.79	unknown
			M	2	4	1	70.00	66.75	2.00	2.19	0	n/a	n/a	2	10.85	3.35, 2.90	unknown
			M	2	3	1	61.00	62.97	2.00	5.32	1	8.60	2.49	1	13.96	2.69	unknown
			M	1	2	1	50.00	52.58	1.50	4.50	0	n/a	n/a	1	16.44	3.25	unknown
			M	1	2	1	50.00	55.86	1.50	4.52	0	n/a	n/a	1	15.71	3.76	unknown
			M	2	4	1	70.00	73.01	2.00	5.38	0	n/a	n/a	2	14.02	3.86, 2.59	unknown
			M	2	4	1	70.00	71.44	2.00	2.18	0	n/a	n/a	2	11.11	3.56, 3.51	unknown
			M	2	4	1	70.00	72.48	2.00	3.81	0	n/a	n/a	2	9.07	3.51, 2.74	unknown
			M	2	4	1	70.00	67.42	2.00	2.71	0	n/a	n/a	2	10.31	2.79, 2.79	unknown
			M	2	4	1	70.00	71.43	2.00	2.17	0	n/a	n/a	2	10.93	3.56, 3.45	unknown
			M	2	4	1	70.00	73.79	2.00	3.92	0	n/a	n/a	2	9.14	3.51, 2.74	unknown
			M	2	4	1	70.00	67.50	2.00	2.66	0	n/a	n/a	2	10.39	2.79, 2.74	unknown
9 Hall Street, Chelmsford	12/00738/FUL	Knight Developments Ltd	M	5	10	3	138.00	207.19	4.00	12.08	0	n/a	n/a	5	10.22	3.30, 3.10, 2.79, 2.79, 2.77	unknown
			M	4	8	3	130.00	125.52	3.00	5.12	0	n/a	n/a	4	9.66	3.56, 3.53, 2.84, 2.72	unknown

# Appendix 1: Internal space measurements within a sample of new builds completed in Chelmsford

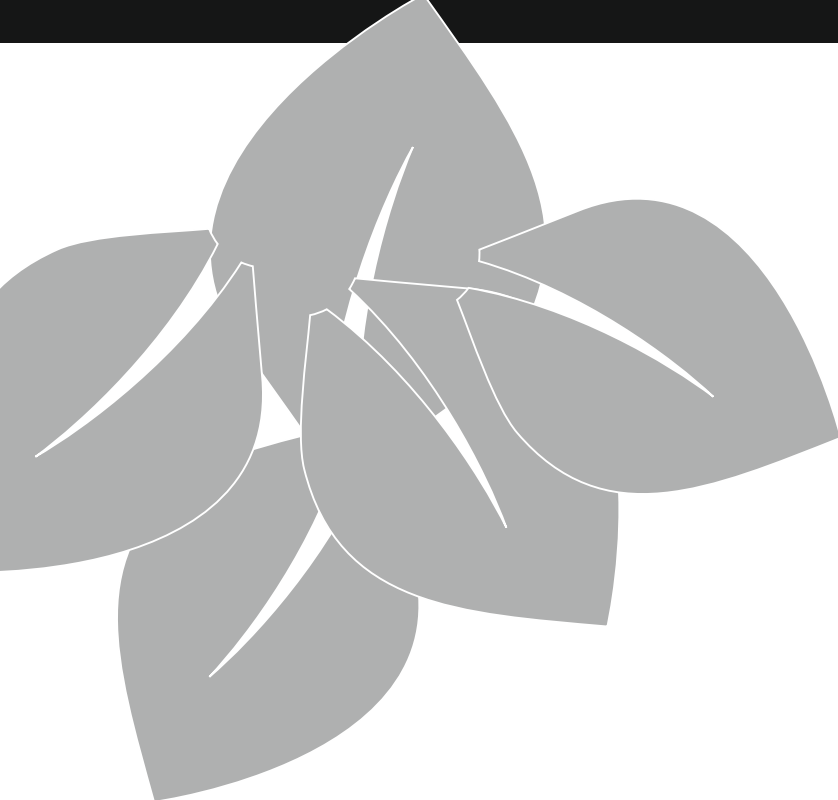
Site Location	Application	Developer	Market or Affordable (M/A)	No. of Bedrooms	No. of Bedspaces	No. of Storeys	Minimum GIA (m <sup>2</sup> )	Measured GIA (m <sup>2</sup> )	Minimum Built In Storage (m <sup>2</sup> )	Measured Built In Storage (m <sup>2</sup> )	No. of Single Bedrooms	Smallest Single Bedroom area (m <sup>2</sup> )	Smallest Single Bedroom width (m)	No. of Double / Twin Bedrooms	Smallest Double / Twin Bedroom area (m <sup>2</sup> )	Double Bedroom width/s (m)	Average Floor to Ceiling Height (m)
			M	2	3	2	70.00	71.10	2.00	3.78	1	6.30	2.11	1	15.26	3.10	unknown
8A Mill Road, Stock	12/01393/FUL	Four Vitners Ltd	M	2	4	2	79.00	76.91	2.00	n/a	0	n/a	n/a	2	8.90	3.57, 3.01	unknown
1-2 Upper Chase, Chelmsford	12/00426/FUL	Crest Nicholson Eastern	M	2	3	1	61.00	50.95	2.00	2.87	1	5.30	1.85	1	12.30	2.44	unknown
			M	1	2	1	50.00	40.35	1.50	3.26	0	n/a	n/a	1	11.11	2.68	unknown
59 Kings Road, Chelmsford	10/01528/FUL	n/a	M	2	4	2	79.00	61.69	2.00	2.73	0	n/a	n/a	2	7.26	3.42, 2.46	unknown
Megazone, New Street, Chelmsford	12/00884/FUL	Aquila Developments Ltd	M	3	5	3	99.00	103.44	2.50	7.97	1	8.72	2.54	2	12.83	4.06, 2.87	2.33
			M	5	8	3	134.00	126.74	3.50	5.80	2	6.83	2.72	3	16.53	4.22, 2.97, 2.69	2.33
			M	3	4	2	84.00	81.53	2.50	4.74	2	6.77	2.72	1	15.00	2.72	2.33
Land at 5 Copland Close, Broomfield	13/01819/FUL	Framar Developments Ltd	M	3	5	1	86.00	116.43	2.50	6.27	1	12.04	3.05	2	14.40	3.68, 3.68	unknown
			M	3	5	1	86.00	108.05	2.50	5.63	1	11.43	2.92	2	11.39	3.81, 3.07	unknown
211 New London Road (Beechcroft Hotel), Chelmsford	12/01847/FUL	Marden Homes Limited	M	2	4	1	70.00	90.55	2.00	2.76	0	n/a	n/a	2	15.15	4.44, 3.89	unknown
			M	2	4	1	70.00	74.62	2.00	2.81	0	n/a	n/a	2	9.74	2.84, 2.62	unknown
			M	3	5	1	86.00	94.45	2.50	5.28	1	7.80	3.02	2	8.33	3.02, 2.97	unknown
			M	2	4	1	70.00	103.56	2.00	4.92	0	n/a	n/a	2	13.72	4.19, 3.33	unknown
Cater House 49-50 High Street, Chelmsford	14/01238/COUPA	n/a	M	1	2	1	50.00	45.44	1.50	3.47	0	n/a	n/a	1	13.43	3.27	unknown
			M	1	2	1	50.00	52.59	1.50	3.73	0	n/a	n/a	1	13.87	3.63	unknown
			M	2	3	1	61.00	65.40	2.00	4.87	1	7.83	2.19	1	13.63	3.40	unknown
			M	2	3	1	61.00	58.01	2.00	4.41	1	7.47	2.42	1	13.55	3.25	unknown
Land rear of 132 Wood Street, Chelmsford	13/01109/FUL	n/a	M	2	4	2	79.00	87.54	2.00	6.02	0	n/a	n/a	1	12.46	3.61, 3.20	unknown
Land to rear of and including 11 and 12 Wykeham Road, Writtle	13/00564/FUL	Chelmer Housing Partnership	A	2	4	1	70.00	82.38	2.00	7.02	0	n/a	n/a	2	11.97	2.85, 2.59	unknown
			A	2	4	1	70.00	67.07	2.00	6.37	0	n/a	n/a	2	13.14	3.67, 3.12	unknown
			A	2	4	2	79.00	77.93	2.00	6.47	0	n/a	n/a	2	11.21	3.45, 2.96	unknown
			A	2	4	2	79.00	79.40	2.00	7.31	0	n/a	n/a	2	12.17	3.28, 3.24	unknown



## Appendix 1: Internal space measurements within a sample of new builds completed in Chelmsford

Site Location	Application	Developer	Market or Affordable (M/A)	No. of Bedrooms	No. of Bedspaces	No. of Storeys	Minimum GIA (m <sup>2</sup> )	Measured GIA (m <sup>2</sup> )	Minimum Built In Storage (m <sup>2</sup> )	Measured Built In Storage (m <sup>2</sup> )	No. of Single Bedrooms	Smallest Single Bedroom area (m <sup>2</sup> )	Smallest Single Bedroom width (m)	No. of Double / Twin Bedrooms	Smallest Double / Twin Bedroom area (m <sup>2</sup> )	Double Bedroom width/s (m)	Average Floor to Ceiling Height (m)
			A	2	4	2	79.00	79.72	2.00	6.15	0	n/a	n/a	2	11.86	2.90, 2.57	unknown
Land at Ash Tree Stud, Main Road, Little Waltham	13/00407/FUL	n/a	M	3	5	2	93.00	98.81	2.50	5.97	1	6.74	2.27	2	11.09	2.98, 2.78	unknown





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