

APPENDIX 2

HEALTH CHECK APPENDICES

APPENDIX 2: HEALTH CHECK APPENDICES

Introduction

1. The health check assessments of the six centres in Epping Forest are presented at **Section 3** at **Volume 1: Main Report**. This appendix provides the technical definitions of each of the health check indicators assessed as part of the health checks. As far as possible, these indicators are consistent with the 'Town Centre Health Check Indicators' at Annex D of PPS4 (2009).
2. The health check appendices have been structured as follows:
 - **Part A: Definitions of Indicators and Key Data** – this provides the key technical definitions of each indicator assessed as part of the health check assessments and some of the key data on rents, yields and published requirements for additional space in the centres.
 - **Part B: Approach to Other Health Check Indicators in PPS4** – this provides an outline of how other health check indicators in PPS4 have been assessed that are not included in the core health check assessments at Section 3 of the Main Report.
 - **Part C: Goad Breakdown of Town Centre Uses** – this is the breakdown of uses by Experian Goad's categories and is used to inform the assessments of diversity of uses; it is provided for Epping, Loughton High Road, Waltham Abbey and Loughton Broadway only.
 - **Part D: Full Diversity of Uses Tabulations** – this is the full tabulated data of all town centre units within each of the six centres within Epping Forest.

Part A: Definitions of Indicators and Key Data

Movement in Retail Rankings

3. The retail ranking of the centres in Epping Forest is not a specific indicator referred to in Annex D of PPS4. However, this provides a useful benchmark of how the centres are performing and the time series analysis means that change over time can be logged.
4. Retail ranking data has been obtained from Management Horizons Europe's (MHE's) UK Shopping Index for the years 2003/04 and 2008. The MHE Retail Shopping Index is a database of over six thousand retail locations that enables the user to rank and sort the UK's shopping venues against a range of different criteria, for example:
 - By market size (the overall index score)

- By location type (e.g. town centre, retail park, outlet centre etc.)
 - By market position (e.g. luxury to value)
 - By sector (rankings based on sector e.g. catering index, financial services index etc.)
5. The analysis of UK shopping locations using the MHE Shopping Index establishes nine distinct grades of retail location in the United Kingdom in which multiple retailers trade. These range from 11 “Major City” locations such as Glasgow city centre through to 4,475 “Minor Local” shopping locations such as Sunningdale.
 6. Each location in the shopping index has been allocated a market position (i.e. value through to luxury) which illustrates the dominant market position of the retail offer in each venue. Of the 5,188 UK locations in the database which have been allocated a market position 73% are predominantly middle market, 21% are value and 6% are premium locations.
 7. The market positioning mix varies significantly by location grade: 100% of major city locations have a premium market position; 100% of major regional and regional locations are either premium or middle market; whereas 27% of district, 18% of minor district and 21% of local locations are predominantly downmarket.

Diversity of Main Town Centre Uses (PPS4 Indicator A1)

8. The diversity of main town centre uses in Epping, Loughton High Road, Loughton Broadway and Waltham Abbey has been assessed using data from Experian’s latest Goad surveys. Experian does not undertake Goad surveys of Buckhurst Hill and Chipping Ongar. Instead, data from EFDC’s town centres surveys has been used and the floorspace has been manually measured. The Goad data was updated in May 2009 with RTP site visits.
9. The key data is the breakdown of units using the Goad definitions (Part C of this Appendix) and the full diversity of uses tabulations (Part D of this Appendix). The Experian Goad data ‘codes’ some of the units based on their main uses, but leaves other units un-coded. To ensure that there is a consistent approach to the data and to ensure that national averages are compared consistently with averages for each centre in the district, in the main report the data with Goad codes is presented separately from those without Goad codes.
10. For all centres the representation of convenience, comparison and service uses (and their respective sub-sectors) has been compared to UK averages, and so it is possible to identify any areas in which a centre might have a qualitative shortfall.

Retail Representation and Intentions to Change Representation (PPS4 Indicator A4)

11. Existing retailer representation is based on the diversity of uses and the presence of national multiples and independents. Experian’s definition of a ‘national multiple’ is an operator that is part of a network of nine or more outlets. Independents are typically other occupiers, normally with a local presence. The assessment also refers to ‘Major Retailers’ that are defined by Experian Goad at Figure 1. An extract of the Manchester Central Goad is used, although the major retailers are the same nationally and this simply provides the data for Manchester.

Figure 1 Extract of Experian Goad Town Centre Report for Manchester Central

Major Retailers			
Argos	1	Next	1
BHS	1	O2	3
Boots The Chemist	6	Phones 4 U	3
Burton	1	Primark	1
Carphone Warehouse	4	River Island	1
Clarks	1	Sainsburys	5
Clintons	2	Superdrug	3
Debenhams	1	TK Maxx	1
Dorothy Perkins	2	Tesco	3
H & M	2	Topman	0
H M V	2	Topshop	1
House of Fraser	1	Vodafone	2
John Lewis	0	Waitrose	0
Marks & Spencer	3	Waterstones	2
New Look	1	WHSmith	3
		Wilkinsons	0

12. For intentions to change representation, the FOCUS database provides twice yearly time series data on the number of retail requirements. There are only published requirements for Epping, Loughton High Road and Waltham Abbey. These are presented in Tables 1-3.

Table 1 Retail Requirements in Epping

Retailer	Location type	Placement	From sq m	To sqm
Hastens	Town	Primary	185	465
The Body Shop International	Town	Primary	74	186
99p Stores Ltd	Town	Primary	279	557
British Heart Foundation Furniture and Electrical	Town	Primary	279	557
British Heart Foundation	Town	Primary	56	93

Monsoon Accessorize Ltd	Town	Primary	56	200
Hob Salons	Town	Primary	130	149
Superdrug Stores Plc	Town	Primary	186	557
Save the Children Fund	Town	Primary	74	93
Hemisphere	Town	Primary	65	186
Majestic Wine	Town	Primary	232	465
Starbucks Ltd	Town	Primary	65	167
Lakeland Ltd	Town	Primary	279	465
Café Rouge Ltd	Town	Primary	232	325
Yours	Town	Primary	135	186
Subway	Town	Primary	37	139
Pets at Home Ltd	Town	Primary	279	1,115

Table 2 Retail Requirements in Loughton High Road

Retailer	Location type	Placement	From sq m	To sqm
The Body Shop International	Town	Primary	74	186
Phones 4 U	Town	Primary	56	139
Priceless	Town	Primary	139	186
Monsoon Accessorize Ltd	Town	Primary	56	200
Linens Direct UK Ltd	Town	Primary	185	372
Save The Children Fund	Town	Primary	74	93
Hemisphere	Town	Primary	65	186
Majestic Wine	Town	Primary	232	464
Dominos Pizza Group Ltd	Town	Primary	93	111
Argos Ltd	Town	Primary	929	1,486
Early Learning Centre	Town	Primary	139	325
Brioche Doree	Town	Primary	46	139
Yours	Town	Primary	139	186

wok2go	Town	Primary	79	130
Poundland Ltd	Town	Primary	325	742
Caffe Nero	Town	Primary	74	186
Futon Company	Town	Primary	83	39
Strada	Town	Primary	255	464
British Heart Foundation	Town	Primary	56	93
Subway	Town	Primary	37	139

Table 3 Retail Requirements in Waltham Abbey

Retailer	Location type	Placement	From sq m	To sqm
Barnardos	Town	Primary	74	111
Travelodge	Town	Primary	929	1858
Subway	Town	Primary	37	140
Pets at Home Ltd	Town	Primary	279	1115
British Red Cross	Town	Primary	46	167

13. It should be noted, however, that the level of potential operator demand for any town centre is always influenced by whether any major new development is being promoted; thus, if a major new development scheme is forthcoming, the number of requirements would be expected to show a noticeable increase.

Assessment of the Retail Property Offer

14. The retail property offer is not a specific indicator in Annex D of PPS4 *per se*. But it does provide an important input into the assessment of quality matters. For those centres which have an Experian Goad plan, the 'average' size of town centre units has been examined, which gives a flavour of how the size of typical units relates to the size of property that is commonly sought by retail and leisure operators.

Shopping Rents (PPS4 Indicator A5)

15. Zone A rent relates to a hypothetical shop unit of optimum size and configuration, in the most popular location (prime pitch). Published time-series retail rental data is only available for Epping and Loughton High Road and is presented at Table 4 alongside other competing centres.

Table 4 Retail Rents (£ per sqm)

	Epping	Loughton	Harlow	Chelmsford	Romford	Walthamsto w	Brentwood	Waltham Cross
2000	431	431	1023	1722	1884	592	700	-
2001	431	431	969	1615	1722	592	700	-
2002	431	431	1023	1615	1830	592	700	-
2003	484	484	1076	1615	1938	969	700	538
2004	538	592	1076	1722	2045	1023	807	592
2005	538	646	1076	1776	2153	1023	807	592
2006	592	646	1076	1830	2207	1023	807	592
2007	646	700	1076	1938	2260	1076	807	646

Source: Colliers CRE

Analysis of the Proportion of Vacant Street Level Property (PPS4 Indicator A6)

16. The standard source of vacancy data for larger centres is Experian Goad, although in Epping Forest District these are only available for Epping, Loughton High Road, Loughton Broadway and Waltham Abbey. For the remaining study centres, the number and location of vacant units has been assessed as part of an on-foot survey of the centres in April 2009.

Commercial Yields (PPS4 Indicator A7)

17. Retail yields relate to the ratio of rental income to capital value (return on investment) and are expressed in terms of the open market rents of a property as a percentage of the capital value. Yields are a good indicator of demand for retail property in a location, as they provide an indication of investors' confidence in the long-term profitability of investment. Generally, low yields indicate that a location is attractive to a developer. Published time-series data on movements in prime retail yield are only available for Epping and Loughton as presented at Table 5.

Table 5 Retail Yields (%)

	Epping	Loughton	Harlow	Chelmsford	Romford	Walthamsto w	Brentwood	Waltham Cross
Oct-00	6.75	6.75	7	5.75	7	9.5	6.5	8

Apr-01	6.5	6.5	7	5.5	7	9	6.5	8
Oct-01	6.5	6.25	7	5.5	7	9	6.5	8
Apr-02	6.5	6.5	7	5.5	7	9	7	8
Oct-02	6.25	6.25	7	5.5	7	9	6.5	8
Apr-03	6.25	6.25	7	5.5	6	9	6.5	8
Apr-04	6.25	6.25	7	5.5	5.5	9	7	8
Jul-04	6.25	6.25	7	5.5	5.5	9	7	8
Jan-05	6.5	6.5	6.75	5.5	5.5	9	6.75	8
Jul-05	6.5	6.5	6.75	5.25	5.5	9	6.75	8
Jan-06	6.25	6.25	6.5	5	5.5	9	6.25	8
Jul-06	6.25	6.25	6.5	4.75	5	7.5	6.25	8
Jan-07	6.25	6.25	6.25	4.75	5.5	7.5	6	8
Jul-07	6.25	6.25	6	4.75	6	7.5	5.5	8
Jan-08	6.25	6.25	6.75	4.5	5.5	7.5	5.25	8
Jul-08	5.75	6.5	6	4.75	5.5	7	5.25	8.25

Source: Valuations Office Report, July 2008

Pedestrian Flow (PPS4 Indicator A9)

18. There is no recently published footfall data for the six town centres. Observation from site visits conducted in April 2009 was therefore used in the analysis.

Accessibility (PPS4 Indicator A10)

19. Accessibility to the centres has been assessed through site visits, public transport information, as well as data on available car parks within the centres.

Crime and Safety (PPS4 Indicator A12)

20. Crime data from Essex Police, as well as observation from site visits was used to assess the crime and safety environment in the six centres.

State of Town Centre Environmental Quality (PPS4 Indicator A13)

21. A broad assessment of the environmental quality of each of the centres is provided based on field visits in April 2009. In particular, the overall quality of the public realm, areas that are substandard and in need of environmental or other improvements (such as, street lighting or CCTV coverage), and any evidence of litter and graffiti is assessed.

Part B: Approach to Other Health Check Indicators in PPS4

22. The health check assessments have addressed the majority of the PPS4 indicators where data is available. In respect of other indicators, the information is contained elsewhere in the study or is not relevant, as follows:
- **Indicator A2 Amount of Floorspace:** for town centres this is provided as part of the diversity of uses tabulations and for out of centre floorspace, this is provided as a separate paragraph in **Section 3 of Volume 1: Main Report.**
 - **Indicator A3 Potential Capacity for Growth:** this is considered in a wider sense as part of the strategic direction and recommendations in **Section 8 of Volume 1: Main Report.**
 - **Indicator A8 Land Values and Length of Time Sites are Undeveloped:** there are no major undeveloped sites and consequently this material has not been collected. Data on land values will need to be collected from key stakeholders and landowners in the district.
 - **Indicator A11 Customer and Residents' Views:** this is included separately at **Section 4 of Volume 1: Main Report.**

APPENDIX 2 - PART C

GOAD BREAKDOWN OF TOWN CENTRE USES

Epping: Diversity of uses

Surveyed: May 2009

Goad Code	Operator Type	No. of Units				Floorspace			
		No. of units	% of Total	GB Average %	Index (GB=100)	Floorspace (sq.m)	% of Total	GB Average %	Index (GB=100)
<i>Number (and %) of Convenience Goods Outlets</i>									
G1A	Bakers	5	3.33%	1.91%	175	510	2.08%	0.99%	210
G1B	Butchers	1	0.67%	0.74%	90	340	1.38%	0.41%	338
G1C	Greengrocers & fishmongers	0	0.00%	0.65%	0	0	0.00%	1.46%	0
G1D	Grocery and frozen foods	4	2.67%	2.80%	95	4,820	19.63%	11.82%	166
G1E	Off-licences and home brew	1	0.67%	0.68%	98	100	0.41%	0.45%	90
G1F	Confectioners, tobacconists, newsagents	4	2.67%	2.28%	117	370	1.51%	1.52%	99
	TOTAL	15	10.00%	9.06%	110	6,140	25.00%	16.65%	150
<i>Number (and %) of Comparison Goods Outlets</i>									
G2A	Footwear & repair	2	1.33%	2.33%	57	90	0.37%	1.64%	22
G2B	Men's & boys' wear	3	2.00%	1.20%	167	430	1.75%	0.97%	180
G2C	Women's, girls, children's clothing	9	6.00%	5.52%	109	920	3.75%	4.72%	79
G2D	Mixed and general clothing	6	4.00%	3.38%	118	1,060	4.32%	5.60%	77
G2E	Furniture, carpets & textiles	8	5.33%	3.97%	134	1,400	5.70%	4.47%	128
G2F	Booksellers, arts/crafts, stationers/copy bureaux	9	6.00%	4.19%	143	1,150	4.68%	3.38%	139
G2G	Electrical, home entertainment, telephones and video	6	4.00%	4.56%	88	700	2.85%	3.50%	81
G2H	DIY, hardware & household goods	3	2.00%	2.85%	70	1,320	5.37%	4.97%	108
G2I	Gifts, china, glass and leather goods	0	0.00%	1.69%	0	0	0.00%	0.89%	0
G2J	Cars, motorcycles & motor accessories	2	1.33%	1.31%	102	670	2.73%	2.01%	136
G2K	Chemists, toiletries & opticians	8	5.33%	3.95%	135	1,610	6.56%	4.08%	161
G2L	Variety, department & catalogue showrooms	1	0.67%	0.93%	72	350	1.43%	8.52%	17
G2M	Florists and gardens	4	2.67%	1.00%	267	320	1.30%	0.44%	296
G2N	Sports, toys, cycles and hobbies	2	1.33%	2.39%	56	240	0.98%	2.44%	40
G2O	Jewellers, clocks & repair	4	2.67%	2.33%	114	190	0.77%	1.04%	74
G2P	Charity shops, pets and other comparison	6	4.00%	3.73%	107	730	2.97%	2.48%	120
	TOTAL	73	48.67%	45.32%	107	11,180	45.52%	51.14%	89
<i>Number (and %) of A3 & A5 Service Uses</i>									
G3A	Restaurants, cafes, coffee bars, fast food & take-aways	25	16.67%	14.34%	116	3,030	12.34%	9.16%	135
<i>Number (and %) of A1 Service Uses</i>									
G3B	Hairdressers, beauty parlours & health centres	16	10.67%	7.33%	146	1,350	5.50%	3.52%	156
G3C	Laundries & drycleaners	2	1.33%	0.96%	139	270	1.10%	0.45%	244
G3D	Travel agents	1	0.67%	1.62%	41	90	0.37%	0.94%	39
	TOTAL	19	12.67%	9.91%	128	1,710	6.96%	4.91%	142
<i>Number (and %) of Financial & Professional Services</i>									
G3E	Banks & financial services (incl. accountants)	7	4.67%	4.41%	106	1,360	5.54%	4.92%	113
G3F	Building societies	1	0.67%	0.67%	100	90	0.37%	0.56%	65
G3G	Estate agents & auctioneers	7	4.67%	3.90%	120	440	1.79%	2.20%	81
	TOTAL	15	10.00%	8.98%	111	1,890	7.70%	7.68%	100
<i>Number (and %) of Miscellaneous Uses</i>									
G4A	Employment, careers, Post Offices and information	0	0.00%	1.32%	0	0	0.00%	1.12%	0
<i>Number (and %) of Vacant Units</i>									
G4B	Vacant units (all categories)	3	2.00%	11.07%	18	610	2.48%	9.34%	27
	EXPERIAN RETAIL TOTAL	150	100.00%	100.00%		24,560	100.00%	100.00%	
<i>Number (and%) of Commercial Floorspace, with no Goad Code</i>									
	Drinking Establishments	5	-	-	-	1,120	-	-	-
	Business	19	-	-	-	7,280	-	-	-
	Non-Residential Institutions	11	-	-	-	3,300	-	-	-
	Assembly and Leisure	3	-	-	-	660	-	-	-
	Vacant Units	6	-	-	-	1,980	-	-	-
	Sui Generis	3	-	-	-	130	-	-	-
	OTHER USES TOTAL	47	-	-	-	14,470	-	-	-
	GRAND TOTAL	197	-	-	-	39,030	-	-	-

Loughton: Diversity of uses

Surveyed: May 2009

Goad Code	Operator Type	No. of Units				Floorspace			
		No. of units	% of Total	GB Average %	Index (GB=100)	Floorspace (sq.m)	% of Total	GB Average %	Index (GB=100)
<i>Number (and %) of Convenience Goods Outlets</i>									
G1A	Bakers	3	1.55%	1.91%	81	290	0.90%	0.99%	91
G1B	Butchers	1	0.52%	0.74%	70	80	0.25%	0.41%	61
G1C	Greengrocers & fishmongers	0	0.00%	0.65%	0	0	0.00%	1.46%	0
G1D	Grocery and frozen foods	5	2.58%	2.80%	92	7,900	24.52%	11.82%	207
G1E	Off-licences and home brew	0	0.00%	0.68%	0	0	0.00%	0.45%	0
G1F	Confectioners, tobacconists, newsagents	2	1.03%	2.28%	45	1,400	4.35%	1.52%	286
	TOTAL	11	5.67%	9.06%	63	9,670	30.01%	16.65%	180
<i>Number (and %) of Comparison Goods Outlets</i>									
G2A	Footwear & repair	7	3.61%	2.33%	155	90	0.28%	1.64%	810
G2B	Men's & boys' wear	4	2.06%	1.20%	172	430	1.33%	0.97%	770
G2C	Women's, girls, children's clothing	16	8.25%	5.52%	149	920	2.86%	4.72%	2350
G2D	Mixed and general clothing	6	3.09%	3.38%	92	1,060	3.29%	5.60%	800
G2E	Furniture, carpets & textiles	9	4.64%	3.97%	117	1,400	4.35%	4.47%	1040
G2F	Booksellers, arts/crafts, stationers/copy bureaux	8	4.12%	4.19%	98	1,150	3.57%	3.38%	1620
G2G	Electrical, home entertainment, telephones and video	8	4.12%	4.56%	90	700	2.17%	3.50%	960
G2H	DIY, hardware & household goods	4	2.06%	2.85%	72	1,320	4.10%	4.97%	720
G2I	Gifts, china, glass and leather goods	3	1.55%	1.69%	92	0	0.00%	0.89%	560
G2J	Cars, motorcycles & motor accessories	3	1.55%	1.31%	118	670	2.08%	2.01%	1520
G2K	Chemists, toiletries & opticians	13	6.70%	3.95%	170	1,610	5.00%	4.08%	2190
G2L	Variety, department & catalogue showrooms	0	0.00%	0.93%	0	0	0.00%	8.52%	0
G2M	Florists and gardens	2	1.03%	1.00%	103	320	0.99%	0.44%	60
G2N	Sports, toys, cycles and hobbies	1	0.52%	2.39%	22	240	0.74%	2.44%	280
G2O	Jewellers, clocks & repair	5	2.58%	2.33%	111	190	0.59%	1.04%	620
G2P	Charity shops, pets and other comparison	5	2.58%	3.73%	69	730	2.27%	2.48%	680
	TOTAL	94	48.45%	45.32%	107	10,830	33.61%	51.14%	66
<i>Number (and %) of A3 & A5 Service Uses</i>									
G3A	Restaurants, cafes, coffee bars, fast food & take-aways	28	14.43%	14.34%	101	4,350	13.50%	9.16%	147
<i>Number (and %) of A1 Service Uses</i>									
G3B	Hairdressers, beauty parlours & health centres	19	9.79%	7.33%	134	1,790	5.56%	3.52%	158
G3C	Laundries & drycleaners	3	1.55%	0.96%	161	140	0.43%	0.45%	97
G3D	Travel agents	4	2.06%	1.62%	127	450	1.40%	0.94%	149
	TOTAL	26	13.40%	9.91%	135	2,380	7.39%	4.91%	150
<i>Number (and %) of Financial & Professional Services</i>									
G3E	Banks & financial services (incl. accountants)	10	5.15%	4.41%	117	1,970	6.11%	4.92%	124
G3F	Building societies	1	0.52%	0.67%	77	140	0.43%	0.56%	78
G3G	Estate agents & auctioneers	15	7.73%	3.90%	198	1,420	4.41%	2.20%	200
	TOTAL	26	13.40%	8.98%	149	3,530	10.96%	7.68%	143
<i>Number (and %) of Miscellaneous Uses</i>									
G4A	Employment, careers, Post Offices and information	0	0.00%	1.32%	0	0	0.00%	1.12%	0
<i>Number (and %) of Vacant Units</i>									
G4B	Vacant units (all categories)	9	4.64%	11.07%	42	1,460	4.53%	9.34%	49
	EXPERIAN RETAIL TOTAL	194	100.00%	100.00%		32,220	100.00%	100.00%	
<i>Number (and%) of Commercial Floorspace, with no Goad Code</i>									
	Drinking Establishments	6	-	-	-	1,370	-	-	-
	Business	14	-	-	-	3,840	-	-	-
	Non-Residential Institutions	11	-	-	-	3,740	-	-	-
	Assembly and Leisure	5	-	-	-	3,360	-	-	-
	Vacant Units	0	-	-	-	0	-	-	-
	Sui Generis	2	-	-	-	130	-	-	-
	OTHER USES TOTAL	38	-	-	-	12,440	-	-	-
	GRAND TOTAL	232	-	-	-	44,660	-	-	-

Waltham Abbey: Diversity of uses
Surveyed: May 2009

Goad Code	Operator Type	No. of Units				Floorspace			
		No. of units	% of Total	GB Average %	Index (GB=100)	Floorspace (sq.m)	% of Total	GB Average %	Index (GB=100)
<i>Number (and %) of Convenience Goods Outlets</i>									
G1A	Bakers	1	1.64%	1.91%	86	90	0.92%	0.99%	93
G1B	Butchers	2	3.28%	0.74%	443	130	1.33%	0.41%	324
G1C	Greengrocers & fishmongers	1	1.64%	0.65%	252	110	1.12%	1.46%	77
G1D	Grocery and frozen foods	3	4.92%	2.80%	176	4,305	44.00%	11.82%	372
G1E	Off-licences and home brew	0	0.00%	0.68%	0	0	0.00%	0.45%	0
G1F	Confectioners, tobacconists, newsagents	0	0.00%	2.28%	0	0	0.00%	1.52%	0
	TOTAL	7	11.48%	9.06%	127	4,635	47.37%	16.65%	284
<i>Number (and %) of Comparison Goods Outlets</i>									
G2A	Footwear & repair	0	0.00%	2.33%	0	0	0.00%	1.64%	810
G2B	Men's & boys' wear	0	0.00%	1.20%	0	0	0.00%	0.97%	770
G2C	Women's, girls, children's clothing	1	1.64%	5.52%	30	210	2.15%	4.72%	2350
G2D	Mixed and general clothing	0	0.00%	3.38%	0	0	0.00%	5.60%	800
G2E	Furniture, carpets & textiles	1	1.64%	3.97%	41	150	1.53%	4.47%	1040
G2F	Booksellers, arts/crafts, stationers/copy bureaux	3	4.92%	4.19%	117	310	3.17%	3.38%	1620
G2G	Electrical, home entertainment, telephones and video	3	4.92%	4.56%	108	270	2.76%	3.50%	960
G2H	DIY, hardware & household goods	2	3.28%	2.85%	115	170	1.74%	4.97%	720
G2I	Gifts, china, glass and leather goods	0	0.00%	1.69%	0	0	0.00%	0.89%	560
G2J	Cars, motorcycles & motor accessories	0	0.00%	1.31%	0	0	0.00%	2.01%	1520
G2K	Chemists, toiletries & opticians	3	4.92%	3.95%	125	390	3.99%	4.08%	2190
G2L	Variety, department & catalogue showrooms	0	0.00%	0.93%	0	0	0.00%	8.52%	0
G2M	Florists and gardens	1	1.64%	1.00%	164	50	0.51%	0.44%	60
G2N	Sports, toys, cycles and hobbies	2	3.28%	2.39%	137	100	1.02%	2.44%	280
G2O	Jewellers, clocks & repair	1	1.64%	2.33%	70	80	0.82%	1.04%	620
G2P	Charity shops, pets and other comparison	2	3.28%	3.73%	88	170	1.74%	2.48%	680
	TOTAL	19	31.15%	45.32%	69	1,900	19.42%	51.14%	38
<i>Number (and %) of A3 & A5 Service Uses</i>									
G3A	Restaurants, cafes, coffee bars, fast food & take-aways	13	21.31%	14.34%	149	1,370	14.00%	9.16%	153
<i>Number (and %) of A1 Service Uses</i>									
G3B	Hairdressers, beauty parlours & health centres	9	14.75%	7.33%	201	520	5.31%	3.52%	151
G3C	Laundries & drycleaners	1	1.64%	0.96%	171	110	1.12%	0.45%	250
G3D	Travel agents	1	1.64%	1.62%	101	90	0.92%	0.94%	98
	TOTAL	11	18.03%	9.91%	182	720	7.36%	4.91%	150
<i>Number (and %) of Financial & Professional Services</i>									
G3E	Banks & financial services (incl. accountants)	2	3.28%	4.41%	74	340	3.47%	4.92%	71
G3F	Building societies	0	0.00%	0.67%	0	0	0.00%	0.56%	0
G3G	Estate agents & auctioneers	4	6.56%	3.90%	168	350	3.58%	2.20%	163
	TOTAL	6	9.84%	8.98%	110	690	7.05%	7.68%	92
<i>Number (and %) of Miscellaneous Uses</i>									
G4A	Employment, careers, Post Offices and information	1	1.64%	1.32%	124	70	0.72%	1.12%	64
<i>Number (and %) of Vacant Units</i>									
G4B	Vacant units (all categories)	4	6.56%	11.07%	59	400	4.09%	9.34%	44
	EXPERIAN RETAIL TOTAL	61	100.00%	100.00%		9,785	100.00%	100.00%	
<i>Number (and%) of Commercial Floorspace, with no Goad Code</i>									
	Drinking Establishments	8	-	-	-	1,460	-	-	-
	Business	1	-	-	-	100	-	-	-
	Non-Residential Institutions	0	-	-	-	0	-	-	-
	Assembly and Leisure	0	-	-	-	0	-	-	-
	Vacant Units	0	-	-	-	0	-	-	-
	Sui Generis	2	-	-	-	100	-	-	-
	OTHER USES TOTAL	11	-	-	-	1,660	-	-	-
	GRAND TOTAL	72	-	-	-	11,445	-	-	-

Loughton Broadway Diversity of uses

Surveyed: May 2009

Goad Code	Operator Type	No. of Units				Floorspace			
		No. of units	% of Total	GB Average %	Index (GB=100)	Floorspace (sq.m)	% of Total	GB Average %	Index (GB=100)
<i>Number (and %) of Convenience Goods Outlets</i>									
G1A	Bakers	2	3.23%	1.91%	169	230	2.28%	0.99%	230
G1B	Butchers	1	1.61%	0.74%	218	80	0.79%	0.41%	194
G1C	Greengrocers & fishmongers	2	3.23%	0.65%	496	210	2.08%	1.46%	143
G1D	Grocery and frozen foods	2	3.23%	2.80%	115	2,060	20.44%	11.82%	173
G1E	Off-licences and home brew	2	3.23%	0.68%	474	230	2.28%	0.45%	507
G1F	Confectioners, tobacconists, newsagents	3	4.84%	2.28%	212	370	3.67%	1.52%	241
	TOTAL	12	19.35%	9.06%	214	3,180	31.55%	16.65%	189
<i>Number (and %) of Comparison Goods Outlets</i>									
G2A	Footwear & repair	1	1.61%	2.33%	69	100	0.99%	1.64%	810
G2B	Men's & boys' wear	0	0.00%	1.20%	0	0	0.00%	0.97%	770
G2C	Women's, girls, children's clothing	2	3.23%	5.52%	58	210	2.08%	4.72%	2350
G2D	Mixed and general clothing	0	0.00%	3.38%	0	0	0.00%	5.60%	800
G2E	Furniture, carpets & textiles	1	1.61%	3.97%	41	110	1.09%	4.47%	1040
G2F	Booksellers, arts/crafts, stationers/copy bureaux	1	1.61%	4.19%	38	170	1.69%	3.38%	1620
G2G	Electrical, home entertainment, telephones and video	1	1.61%	4.56%	35	180	1.79%	3.50%	960
G2H	DIY, hardware & household goods	3	4.84%	2.85%	170	290	2.88%	4.97%	720
G2I	Gifts, china, glass and leather goods	0	0.00%	1.69%	0	0	0.00%	0.89%	560
G2J	Cars, motorcycles & motor accessories	3	4.84%	1.31%	369	170	1.69%	2.01%	1520
G2K	Chemists, toiletries & opticians	3	4.84%	3.95%	122	830	8.23%	4.08%	2190
G2L	Variety, department & catalogue showrooms	1	1.61%	0.93%	173	860	8.53%	8.52%	100
G2M	Florists and gardens	2	3.23%	1.00%	323	190	1.88%	0.44%	60
G2N	Sports, toys, cycles and hobbies	1	1.61%	2.39%	67	90	0.89%	2.44%	280
G2O	Jewellers, clocks & repair	1	1.61%	2.33%	69	110	1.09%	1.04%	620
G2P	Charity shops, pets and other comparison	2	3.23%	3.73%	86	230	2.28%	2.48%	680
	TOTAL	22	35.48%	45.32%	78	3,540	35.12%	51.14%	69
<i>Number (and %) of A3 & A5 Service Uses</i>									
G3A	Restaurants, cafes, coffee bars, fast food & take-aways	7	11.29%	14.34%	79	750	7.44%	9.16%	81
<i>Number (and %) of A1 Service Uses</i>									
G3B	Hairdressers, beauty parlours & health centres	6	9.68%	7.33%	132	560	5.56%	3.52%	158
G3C	Laundries & drycleaners	2	3.23%	0.96%	336	200	1.98%	0.45%	441
G3D	Travel agents	0	0.00%	1.62%	0	0	0.00%	0.94%	0
	TOTAL	8	12.90%	9.91%	130	760	7.54%	4.91%	154
<i>Number (and %) of Financial & Professional Services</i>									
G3E	Banks & financial services (incl. accountants)	3	4.84%	4.41%	110	600	5.95%	4.92%	121
G3F	Building societies	0	0.00%	0.67%	0	0	0.00%	0.56%	0
G3G	Estate agents & auctioneers	0	0.00%	3.90%	0	0	0.00%	2.20%	0
	TOTAL	3	4.84%	8.98%	54	600	5.95%	7.68%	78
<i>Number (and %) of Miscellaneous Uses</i>									
G4A	Employment, careers, Post Offices and information	1	1.61%	1.32%	122	20	0.20%	1.12%	18
<i>Number (and %) of Vacant Units</i>									
G4B	Vacant units (all categories)	9	14.52%	11.07%	131	1,230	12.20%	9.34%	131
	EXPERIAN RETAIL TOTAL	62	100.00%	100.00%		10,080	100.00%	100.00%	
<i>Number (and%) of Commercial Floorspace, with no Goad Code</i>									
	Drinking Establishments	1	-	-	-	360	-	-	-
	Business	1	-	-	-	140	-	-	-
	Non-Residential Institutions	3	-	-	-	340	-	-	-
	Assembly and Leisure	1	-	-	-	40	-	-	-
	Vacant Units	1	-	-	-	90	-	-	-
	Sui Generis	1	-	-	-	100	-	-	-
	OTHER USES TOTAL	8	-	-	-	1,070	-	-	-
	GRAND TOTAL	70	-	-	-	11,150	-	-	-

APPENDIX 2 - PART D

FULL DIVERSITY OF USES TABULATIONS

Epping Breakdown

Street Number	Road Name	Fascia	Primary Activity	Use Class	Floorspace sqm gross	A1 Coding	Goad Code
196 - 198	HIGH STREET	ARTISAN	ART	A1	260	comparison	G2F
166	HIGH STREET	ANDERSONS	BAKER	A1	150	convenience	G1A
257	HIGH STREET	GREGGS	BAKER	A1	160	convenience	G1A
175	HIGH STREET	SPEAK EASY BAR	BARS & WINE BARS	A1	160	services	N/A
258	HIGH STREET	HAPPY NAILS	BEAUTY SALON	A1	50	services	G3B
200	HIGH STREET	PRETTY WOMAN	BEAUTY SALON	A1	100	services	G3B
55	HIGH STREET	NAILS & BEAUTY BY LUBA	BEAUTY SALON	A1	110	services	G3B
129	HIGH STREET	MR SMITHS#BEAUTY SALON	BEAUTY SALON	A1	150	services	G3B
9	STATION ROAD	BROWSERS BOOKS	BOOKS	A1	20	comparison	G2F
71	HIGH STREET	THE EPPING BOOKSHOP	BOOKS	A1	80	comparison	G2F
224	HIGH STREET	CHURCHS BUTCHERS	BUTCHER	A1	340	convenience	G1B
180	HIGH STREET	COOK	CAFE	A1	100	services	G3A
3	SIMON CAMPION COURT	HALLMARK	CARDS	A1	60	comparison	G2F
176	HIGH STREET	KEITHS	CARDS	A1	150	comparison	G2F
225	HIGH STREET	CLINTON CARDS	CARDS	A1	230	comparison	G2F
173	HIGH STREET	FOREST CARPET#CENTRE	CARPETS & FLOORING	A1	50	comparison	G2E
254	HIGH STREET	COLLOP	CARPETS & FLOORING	A1	70	comparison	G2E
178	HIGH STREET	ARGOS CALL & COLLECT	CATALOGUE SHOWROOM	A1	350	comparison	G2L
190	HIGH STREET	OXFAM	CHARITY SHOP	A1	70	comparison	G2P
182	HIGH STREET	ST CLARE HOSPICE	CHARITY SHOP	A1	70	comparison	G2P
146A	HIGH STREET	CANCER#RESEARCH U K	CHARITY SHOP	A1	90	comparison	G2P
197	HIGH STREET	CANCER RESEARCH U K	CHARITY SHOP	A1	100	comparison	G2P
214 - 216	HIGH STREET	SUE RYDER CARE	CHARITY SHOP	A1	330	comparison	G2P
146D	HIGH STREET	LLOYDS PHARMACY	CHEMIST	A1	100	comparison	G2K
283	HIGH STREET	LLOYDS CHEMIST	CHEMIST	A1	310	comparison	G2K
223	HIGH STREET	BOOTS THE CHEMIST	CHEMIST	A1	600	comparison	G2K
67	HIGH STREET	VANILLA#BABY & CHILD	CHILDRENS WEAR	A1	70	comparison	G2C
195	HIGH STREET	PICCOLA	CHILDRENS WEAR	A1	110	comparison	G2C
160	HIGH STREET	FLIRT CLOTHING	CLOTHING	A1	70	comparison	G2D
46	HIGH STREET	ZANELLI	CLOTHING	A1	70	comparison	G2D
269	HIGH STREET	FAT FACE CLOTHING	CLOTHING	A1	330	comparison	G2D
69	HIGH STREET	STARMAKER	CLOTHING HIRE	A1	80	comparison	G2D
5	SIMON CAMPION COURT	THE WARDROBE	CLOTHING SHOP	A1	90	comparison	G2C
186	HIGH STREET	SPIRIT CLOTHING	CLOTHING SHOP	A1	230	comparison	G2D
3	STATION ROAD	HUMBUG CONFECTIONERY	CONFECTIONERY & BISCUITS	A1	20	convenience	G1F
168	HIGH STREET	SWEET TEMPTATION	CONFECTIONERY & BISCUITS	A1	60	convenience	G1A
3	SIMON CAMPION COURT	THORNTONS	CONFECTIONERY & BISCUITS	A1	60	convenience	G1A
242	HIGH STREET	BELGIQUE	CONFECTIONERY & BISCUITS	A1	80	convenience	G1A
277	HIGH STREET	MARTINS	CONVENIENCE STORE	A1	240	convenience	G1F
	HIGH STREET	SHELL SELECT	C-STORE	A1	40	convenience	G1F
51	HIGH STREET	SHIV NEWS	CTN	A1	70	convenience	G1F
118	HIGH STREET	SPOKES	CYCLES & REPAIRS	A1	90	comparison	G2N
89	HIGH STREET	FOREST	DRY CLEANING	A1	100	services	G3C
287	HIGH STREET	TRULY#FINE	DRY CLEANING	A1	170	services	G3C
170	HIGH STREET	THE EPPING FLOWER SHOP	FLORIST	A1	30	comparison	G2M
80	HIGH STREET	AROMAROUND	FLORIST	A1	60	comparison	G2M
1	SIMON CAMPION COURT	AMY LOUISE	FLORIST	A1	170	comparison	G2M
118A	HIGH STREET	JUST INTERIORS	FURNITURE	A1	110	comparison	G2E
74 - 76	HIGH STREET	WEST END#FURNITURE	FURNITURE	A1	180	comparison	G2E
116	HIGH STREET	MULTIYORK	FURNITURE	A1	220	comparison	G2E
104	HIGH STREET	GEOFFREY DRAYTON	FURNITURE	A1	230	comparison	G2E
64 - 66	HIGH STREET	LATHAMS HOME	FURNITURE	A1	460	comparison	G2E
307	HIGH STREET	LITTLE#SEW N` SEWS	HABERDASHERY	A1	80	comparison	G2E
1	STATION ROAD	SKIN AND EYELASH BAR	HAIR AND BEAUTY	A1	30	services	G3B
222	HIGH STREET	ELYSIAN SALON	HAIR AND BEAUTY	A1	130	services	G3B
152	HIGH STREET	EPPING BARBER SHOP	HAIRDRESSING	A1	20	services	G3B
317	HIGH STREET	CHAPS#BARBERS	HAIRDRESSING	A1	40	services	G3B
130	HIGH STREET	SISWAHZ	HAIRDRESSING	A1	40	services	G3B
44	HIGH STREET	HAIR BY NIGEL	HAIRDRESSING	A1	60	services	G3B
4	SIMON CAMPION COURT	CAMPION#COURT#HAIR DESIGN	HAIRDRESSING	A1	90	services	G3B
86	HIGH STREET	SILHOUETTE	HAIRDRESSING	A1	110	services	G3B
191	HIGH STREET	TONI & GUY	HAIRDRESSING	A1	110	services	G3B

Epping Breakdown

Street Number	Road Name	Fascia	Primary Activity	Use Class	Floorspace sqm gross	A1 Coding	Goad Code
6	STATION ROAD	H HAIR	HAIRDRESSING	A1	180	services	G3B
202	HIGH STREET	SUPERDRUG	HEALTH & BEAUTY	A1	270	comparison	G2K
158	HIGH STREET	HAIR AND BEAUTY BAR	HEALTH AND BEAUTY	A1	70	services	G3B
174	HIGH STREET	CHINESE HERBS & ACUPUNCTURE	HEALTH FOOD	A1	120	services	G1D
259	HIGH STREET	HOLLAND & BARRETT	HEALTH FOOD	A1	300	services	G1D
148	HIGH STREET	CHEW & OSBOURNE	HOME ENTERTAINMENT	A1	60	comparison	G2G
68 - 70	HIGH STREET	TILE BASE	INTERIOR DECORATIONS	A1	130	comparison	G2H
204	HIGH STREET	G & I	JEWELLER	A1	30	comparison	G2O
122	HIGH STREET	W J MOORE	JEWELLER	A1	40	comparison	G2O
231	HIGH STREET	VICTORIA	JEWELLER	A1	70	comparison	G2O
217	HIGH STREET	WINCHMORE DESIGNS	KITCHEN FURNITURE	A1	70	comparison	G2G
227	HIGH STREET	NEXT	LADIES & MENS WEAR	A1	280	comparison	G2D
124	HIGH STREET	SISTER BOO CLOTHING	LADIES WEAR	A1	40	comparison	G2C
150	HIGH STREET	BLUSH	LADIES WEAR	A1	60	comparison	G2C
263	HIGH STREET	LANES	LADIES WEAR	A1	80	comparison	G2C
210	HIGH STREET	FLIRT	LADIES WEAR	A1	120	comparison	G2C
177	HIGH STREET	GLADRAGS	LADIES WEAR	A1	120	comparison	G2C
137 - 139	HIGH STREET	ARGUS#LIGHTING	LIGHTING	A1	140	comparison	G2G
7	SIMON CAMPION COURT	ROY CAIN#PERSONAL TAILOR	MENS WEAR	A1	70	comparison	G2B
114	HIGH STREET	YATES	MENS WEAR	A1	100	comparison	G2B
313 - 315	HIGH STREET	COLES	MENS WEAR	A1	260	comparison	G2B
83	HIGH STREET	EPPING NEWS	NEWSAGENT	A1	90	comparison	G2F
192	HIGH STREET	THRESHER WINE SHOP	OFF LICENCE	A1	100	convenience	G1E
221	HIGH STREET	AVES	OPTICIAN	A1	60	comparison	G2K
188	HIGH STREET	D AND A OPTICIANS	OPTICIAN	A1	70	comparison	G2K
91	HIGH STREET	PRYOR & CLACHER	OPTICIAN	A1	90	comparison	G2K
162 - 164	HIGH STREET	SPECSAVERS OPTICIANS	OPTICIAN	A1	110	comparison	G2K
134	HIGH STREET	THE PORTRAIT STUDIO	PHOTOGRAPHER	A1	280	services	N/A
106	HIGH STREET	ALEXANDER MORGAN	POSTERS & PICTURE FRAMING	A1	190	comparison	G2F
146C	HIGH STREET	SUBWAY	SANDWICH BAR	A1	90	services	G3A
305	HIGH STREET	EPPING SHOE#REPAIRS	SHOE REPAIRS	A1	50	services	G2A
126	HIGH STREET	AZZURRA	SHOES	A1	40	comparison	G2A
244	HIGH STREET	THE SUN STUDIO	SOLARIUM	A1	60	services	G3B
193	HIGH STREET	SCOTT SPORTS	SPORTS GOODS	A1	150	comparison	G2N
256	HIGH STREET	PEN TO PAPER	STATIONER	A1	70	convenience	G2F
240A	HIGH STREET	PSYCHIC SISTERS	SUI GENERIS	A1	70	services	N/A
237 - 243	HIGH STREET	MARKS AND SPENCER'S SUPERMARKET	SUPERMARKET	A1	1,640	convenience	G1D
	HIGH STREET	TESCO	SUPERMARKET	A1	2,760	convenience	G1D
219	HIGH STREET	THE CARPHONE#WAREHOUSE	TELEPHONES	A1	80	comparison	G2G
81	HIGH STREET	CO-OP TRAVELCARE	TRAVEL AGENT	A1	90	services	G3D
	HIGH STREET	WYZIWYG	TROPHIES & ENGRAVING	A1	50	comparison	G2O
11	STATION ROAD		TULIP DESIGNER FLORIST	A1	60	comparison	G2M
146B	HIGH STREET	DANIEL ROBINSON	UNDERTAKERS	A1	70	services	N/A
94	HIGH STREET	D C POULTON	UNDERTAKERS	A1	320	services	N/A
295 - 297	HIGH STREET	APOLLO HOME#ENTERTAINMENT	VIDEO RENTAL	A1	200	services	G2G
7A	STATION ROAD	DULUX#DECORATOR CENTRE	WALLPAPER & PAINT	A1	140	comparison	G2H
98	HIGH STREET	D A CHURCH	ACCOUNTANT	A2	420		N/A
194	HIGH STREET	H S B C	BANK	A2	100		G3E
271	HIGH STREET	HALIFAX	BANK	A2	120		G3E
154 - 156	HIGH STREET	LLOYDS TSB	BANK	A2	200		G3E
275	HIGH STREET	ABBAY	BANK	A2	210		G3E
279 - 281	HIGH STREET	NAT WEST	BANK	A2	240		G3E
183	HIGH STREET	BARCLAYS	BANK	A2	460		G3E
246	HIGH STREET	LADBROKES	BETTING OFFICE	A2	70		N/A
218B	HIGH STREET	JENNINGS RACING	BETTING OFFICE	A2	230		N/A
218	HIGH STREET	NATIONWIDE#BUILDING#SOCIETY	BUILDING SOCIETY	A2	90		G3F
65	HIGH STREET	MILLERS	ESTATE AGENT	A2	30		G3G
311	HIGH STREET	JAMES SEAR	ESTATE AGENT	A2	40		G3G
132	HIGH STREET	NICHOLSONS	ESTATE AGENT	A2	40		G3G
179	HIGH STREET	DOUGLAS#ALLEN	ESTATE AGENT	A2	70		G3G
5A	SIMON CAMPION COURT	STEVENETTE#& CO	ESTATE AGENT	A2	80		G3G
48	HIGH STREET	BAIRSTOW EVES	ESTATE AGENT	A2	80		G3G

Epping Breakdown

Street Number	Road Name	Fascia	Primary Activity	Use Class	Floorspace sqm gross	A1 Coding	Goad Code
229	HIGH STREET	ABBOTTS	ESTATE AGENT	A2	100		G3G
	HIGH STREET	GENESIS	FINANCIAL ADVISORS	A2	30		G3E
84	HIGH STREET	KENNARD WELLS	SOLICITOR	A2	120		N/A
265	HIGH STREET	WHISKERS	SOLICITOR	A2	250		N/A
133 - 135	HIGH STREET	THE PIANO LOUNGE	BAR/RESTAURANT	A3	190		G3A
88	HIGH STREET	EURO	CAFE	A3	70		G3A
309	HIGH STREET	POPPYS	CAFE	A3	90		G3A
85	HIGH STREET	CAFE MIO	CAFE	A3	100		G3A
238	HIGH STREET	PEKING GARDEN	CHINESE RESTAURANT	A3	230		G3A
271	HIGH STREET	CAFFE NERO	COFFEE SHOP	A3	130		G3A
189	HIGH STREET	COSTA COFFEE	COFFEE SHOP	A3	230		G3A
53	HIGH STREET	MOUCHAK	INDIAN RESTAURANT	A3	60		G3A
75	HIGH STREET	RAJ	INDIAN RESTAURANT	A3	70		G3A
95	HIGH STREET	CHANDNI CHOWK	INDIAN RESTAURANT	A3	100		G3A
236	HIGH STREET	PREZZO	ITALIAN RESTAURANT	A3	170		G3A
261	HIGH STREET	UNICO	PIZZA RESTAURANT	A3	370		G3A
73	HIGH STREET	SWAN CHINESE	RESTAURANT	A3	80		G3A
82	HIGH STREET	RESTOBISTRO	RESTAURANT	A3	100		G3A
4	STATION ROAD	CLOCKTOWER	BAR & RESTAURANT	A4	180		N/A
26	HIGH STREET	MF BOUDOIR	LADIES WEAR	A4	230		G2C
	COTTIS LANE	ENTERTAINER	PUBLIC HOUSE	A4	150		N/A
36	HIGH STREET	DUKE OF WELLINGTON	PUBLIC HOUSE	A4	190		N/A
208	HIGH STREET	GEORGE & DRAGON	PUBLIC HOUSE	A4	300		N/A
293	HIGH STREET	THE BLACK LION	PUBLIC HOUSE	A4	300		N/A
57	HIGH STREET	NEW CHINA	CHINESE TAKE AWAY	A5	110		G3A
199	HIGH STREET	WIMPY	FAST FOOD RESTAURANT	A5	140		G3A
40 - 42	HIGH STREET	SMITHS	FISH & CHIPS	A5	70		G3A
93	HIGH STREET	PEGGOTTYS	FISH & CHIPS	A5	100		G3A
319	HIGH STREET	ELACHI	INDIAN TAKE AWAY	A5	60		G3A
142	HIGH STREET	POPPYS#CHARCOAL#GRILL & KEBAB	TAKE AWAY	A5	60		G3A
184	HIGH STREET	FAVORITE CHICKEN & RIBS	TAKE AWAY	A5	90		G3A
112	HIGH STREET	THE KEBABERY	TAKE AWAY	A5	110		G3A
131	HIGH STREET	EPPING TANDOORI	TAKE AWAY	A5	110		G3A
	HEMNALL STREET	C A B	ADVICE CENTRE	ASG	70		N/A
	HEMNALL STREET	CLOVER	CAR SALES	ASG	20		G2J
	HIGH STREET	GATES	CAR SALES	ASG	650		G2J
24	HIGH STREET	HALF MOON SERVICE#STATION	FILLING STATION	ASG	50		N/A
	HIGH STREET	ELITE	TAXI HIRE	ASG	10		N/A
2B	HEMNALL STREET	LITTLE BARGAIN STORE	CHARITY SHOP	B1	70		G2P
	ST JOHNS ROAD		COUNCIL OFFICES	B1	360		N/A
115	HIGH STREET		COUNCIL OFFICES	B1	1,000		N/A
53A	HIGH STREET	EPPING PRINTERS	ELECTRICAL CONTRACTOR	B1	150		G2G
	STAR LANE		GOVERNMENT BUILDING	B1	330		N/A
	HEMNALL STREET	R G CLARK	ENGINEERING/AGRICULTURAL	B2	410		N/A
	HEMNALL STREET	TRAVIS PERKINS	BUILDERS MERCHANT	B8	1,050		G2H
236	HIGH STREET	THE THATCHED#HOUSE	HOTEL	C1	190		N/A
267	HIGH STREET	EPPING PHYSIOTHERAPY PRACTICE	HEALTH CENTRE	D1	60		N/A
	ST JOHNS ROAD		LIBRARY	D1	450		N/A
76	HEMNALL STREET	FOREST VETERINARY#CENTRE	VETERINARY SURGERY	D1	550		N/A
	COTTIS LANE	CLUB ONE 9 FIVE	CLUB	D2	370		N/A
138	HIGH STREET	THE BOX	SOCIAL CLUB	D2	100		N/A
	HEMNALL STREET	HEMNALL#SOCIAL CLUB	SOCIAL CLUB	D2	190		N/A
	STATION ROAD		VACANT OUTLET	Vac	70		G4B
87	HIGH STREET	VACANT	VACANT OUTLET	Vac	100		G4B
	HALF MOON LANE		VACANT OUTLET	Vac	440		G4B

Loughton High Road Breakdown

Street Number	Road Name	Fascia	Primary Activity	Use Class	Floorspace sqm gross	A1 coding	Goad Code	
		CHURCH HILL	A D	ANTIQUES	A1	110	comparison	G2E
		CHURCH HILL	SURPLUS PLUS	ARMY SURPLUS	A1	110	comparison	G2D
138	HIGH ROAD	THE ART SHOP	ART MATERIALS	A1	80	comparison	G2F	
154	HIGH ROAD	SPRAYS BAKERIES	BAKER	A1	110	comparison	G1A	
220	HIGH ROAD	GREGGS	BAKER	A1	80	convenience	G1A	
208	HIGH ROAD	PERCY INGLE	BAKER	A1	100	convenience	G1A	
137	HIGH ROAD	DREAM#NAILS	BEAUTY SALON	A1	60	convenience	G3B	
		CHURCH HILL	TOTAL HYPOXI	BEAUTY SALON	A1	240	convenience	G3B
168	HIGH ROAD	REGAL NAILS	BEAUTY SALON	A1	80	convenience	G3B	
166B	HIGH ROAD	MODE BEAUTY#ESSENTIALS	BEAUTY SALON	A1	60	convenience	G3B	
5	STATION ROAD	FEMME #FATEL	BEAUTY SALON	A1	80	convenience	G3B	
5A	FOREST ROAD	CHURCHS	BLINDS	A1	20	convenience	G2E	
150	HIGH ROAD	THE BOOKSHOP	BOOKS	A1	210	convenience	G2F	
4	CHURCH HILL	F BOSWORTH	BUTCHER	A1	80	comparison	G1B	
229	HIGH ROAD	HALFORDS METRO	CAR SPARES	A1	310	comparison	G2J	
239	HIGH ROAD	NICOLES	CARDS	A1	130	comparison	G2F	
204	HIGH ROAD	CLINTON CARDS	CARDS	A1	550	comparison	G2F	
42 - 46	CLIFTON ROAD	NATURALLY#WOOD FLOORS	CARPETS & FLOORING	A1	150	comparison	G2E	
187B - 187C	HIGH ROAD	WHITNEYS	CARPETS & FLOORING	A1	90	comparison	G2E	
239A	HIGH ROAD	SENSE	CHARITY SHOP	A1	130	comparison	G2P	
235	HIGH ROAD	SUE RYDER CARE	CHARITY SHOP	A1	280	comparison	G2P	
246	HIGH ROAD	CANCER#RESEARCH U K	CHARITY SHOP	A1	60	comparison	G2P	
244	HIGH ROAD	P D S A	CHARITY SHOP	A1	160	comparison	G2P	
195 - 197	HIGH ROAD	HUTCHINS	CHEMIST	A1	130	comparison	G2K	
	THE DRIVE	CO-OP PHARMACY	CHEMIST	A1	170	comparison	G2K	
230	HIGH ROAD	BOOTS THE CHEMIST	CHEMIST	A1	200	comparison	G2K	
166A	HIGH ROAD	LOOK WHOS#WALKING	CHILDRENS SHOES	A1	60	comparison	G2A	
248	HIGH ROAD	LITTLE DEVILS	CHILDRENS WEAR	A1	70	comparison	G2C	
132 - 136	HIGH ROAD	SMITHS OF LOUGHTON	CHINA & GLASSWARE	A1	340	comparison	G2I	
251	HIGH ROAD	H20	CLOTHING	A1	80	comparison	G2D	
144	HIGH ROAD	FOREST CASUAL WEAR	CLOTHING	A1	250	vac ret	G2D	
161 - 163	HIGH ROAD	MARKS & SPENCER##SIMPLY FOOD	CONVENIENCE STORE	A1	1300	vac ret	G1F	
146	HIGH ROAD	WATERLOWS	CTN	A1	100	vac ret	G1F	
240	HIGH ROAD	FRATELLI	DELICATESSEN	A1	130	comparison	G1D	
5	FOREST ROAD	S & F	DOMESTIC APPLIANCES	A1	40	comparison	G2G	
36	CHURCH HILL	THE DOOR COMPANY	DOORS	A1	80	comparison	G2H	
104	HIGH ROAD	CLOTHING#CARE	DRY CLEANING	A1	50	comparison	G3C	
179	HIGH ROAD	DRY CLEANING CEN	DRY CLEANING	A1	70	services	G3C	
	STATION APPROACH	LOUGHTON#STATION	DRY CLEANING	A1	20	services	G3C	
	HIGH ROAD	COMPUTER REPAIR SH	ELECTRICAL REPAIRS	A1	50	services	G2G	
218	HIGH ROAD	KLICK PHOTOPOINT	FILM DEVELOPING	A1	70	comparison	N/A	
Dec-16	CHURCH HILL	SOMETHING#DIFFERENT	FIRES	A1	250	comparison	G2G	
155	HIGH ROAD	RHINO	FITTED FURNITURE	A1	80	comparison	G2E	
295	HIGH ROAD	SPACEMAKER	FITTED FURNITURE	A1	150	comparison	G2E	
193	HIGH ROAD	ALEXANDRA#LYONS	FLORIST	A1	30	comparison	G2M	
	STATION APPROACH	POT A#FLEURS	FLORIST	A1	30	comparison	G2M	
165A	HIGH ROAD	MULTIYORK	FURNITURE	A1	140	comparison	G2E	
301 - 303	HIGH ROAD	SOFA DESIGN	FURNITURE	A1	210	comparison	G2E	
26	CHURCH HILL	CELEBRATIONZ	GIFTS	A1	100	comparison	G2I	
279	HIGH ROAD	ANTHOLOGY	GIFTS	A1	120	comparison	G2I	
170	HIGH ROAD	NEEDLEWORK#BOX	HABERDASHERY	A1	90	comparison	G2E	
112	HIGH ROAD	NIKOLA#HUGH	HAIRDRESSING	A1	120	comparison	G3B	
177	HIGH ROAD	WILL FOX	HAIRDRESSING	A1	70	services	G3B	
244C	HIGH ROAD	KRISTOFFS	HAIRDRESSING	A1	20	services	G3B	
22	CHURCH HILL	CHAUL	HAIRDRESSING	A1	110	services	G3B	
8	FOREST ROAD	HAIR LOGICS	HAIRDRESSING	A1	120	services	G3B	
182	HIGH ROAD	ZOOLOGY	HAIRDRESSING	A1	150	services	G3B	
219	HIGH ROAD	TONI & GUY	HAIRDRESSING	A1	90	services	G3B	
	STATION APPROACH	SIDEBURNS#BARBER#SHOP	HAIRDRESSING	A1	40	services	G3B	
185A	HIGH ROAD	BLAS`E	HAIRDRESSING	A1	20	services	G3B	
143	HIGH ROAD	R GREEN	HAIRDRESSING	A1	50	services	G3B	
267	HIGH ROAD	THE SALON	HAIRDRESSING	A1	120	services	G3B	
299	HIGH ROAD	HOB SALONS	HAIRDRESSING	A1	120	services	G3B	
222	HIGH ROAD	BENEFIT SAN FRANCISCO	HEALTH & BEAUTY	A1	40	services	G2K	
271	HIGH ROAD	FOREST OF LOUGHTON	HEALTH & BEAUTY	A1	120	services	G2K	
6	CENTRIC PARADE	SUPERDRUG	HEALTH & BEAUTY	A1	470	services	G2K	
291	HIGH ROAD	SPACE NK APOTHECARY	HEALTH & BEAUTY	A1	150	services	G2K	
10	FOREST ROAD	HEALTH & HERBS	HEALTH FOOD	A1	140	services	G1D	

Loughton High Road Breakdown

Street Number	Road Name	Fascia	Primary Activity	Use Class	Floorspace sqm gross	A1 coding	Goad Code
212	HIGH ROAD	HOLLAND &#BARRETT	HEALTH FOOD	A1	110	comparison	G1D
285	HIGH ROAD	BANG & OLUFSEN	HOME ENTERTAINMENT	A1	120	comparison	G2G
152	HIGH ROAD	SONY CENTRE	HOME ENTERTAINMENT	A1	150	comparison	G2G
245	HIGH ROAD	CARD & PARTY ZONE	HOUSEHOLD GOODS	A1	240	comparison	G2H
174	HIGH ROAD	P J GOLD	JEWELLER	A1	100	comparison	G2O
164	HIGH ROAD	FRANKLANDS	JEWELLER	A1	50	comparison	G2O
305 - 307	HIGH ROAD	EMSON HAIG	JEWELLER	A1	230	comparison	G2O
265	HIGH ROAD	LAURENCE IAN	JEWELLER	A1	120	comparison	G2O
217	HIGH ROAD	ELL PRECIOUS	JEWELLER	A1	120	comparison	G2O
148	HIGH ROAD	GUILDUCI	LADIES & MENS WEAR	A1	120	comparison	G2D
169	HIGH ROAD	TOULA	LADIES WEAR	A1	60	comparison	G2C
244B	HIGH ROAD	ROCK	LADIES WEAR	A1	40	comparison	G2C
162	HIGH ROAD	Bonnie and Clyde	LADIES WEAR	A1	40	comparison	G2C
252	HIGH ROAD	BUTLERS	LADIES WEAR	A1	60	comparison	G2C
252A	HIGH ROAD	PINK	LADIES WEAR	A1	70	comparison	G2C
155A	HIGH ROAD	LA RUCHE	LADIES WEAR	A1	100	comparison	G2C
237A	HIGH ROAD	INFLUENCE	LADIES WEAR	A1	120	comparison	G2C
287	HIGH ROAD	VERVE	LADIES WEAR	A1	120	comparison	G2C
225	HIGH ROAD	ZEE & CO	LADIES WEAR	A1	310	comparison	G2C
183	HIGH ROAD	CHES	LADIES WEAR	A1	180	comparison	G2C
216	HIGH ROAD	NEW LOOK	LADIES WEAR	A1	340	comparison	G2C
156	HIGH ROAD	GEWEL LONDON	LADIES WEAR	A1	90	comparison	G2C
1	CENTRIC PARADE	M & CO	LADIES WEAR	A1	300	comparison	G2C
173	HIGH ROAD	EVERGREEN	LADIES WEAR	A1	150	comparison	G2C
213 - 215	HIGH ROAD	MACKAYS	LADIES WEAR	A1	300	comparison	G2C
128	HIGH ROAD	SPENCER AND SON	LETTING MANAGEMENT	A1	50	comparison	G3G
230	HIGH ROAD	ICE	MENS WEAR	A1	160	comparison	G2B
190	HIGH ROAD	HYPE	MENS WEAR	A1	110	comparison	G2B
8	CHURCH HILL	BRIAN DASH	MENS WEAR	A1	70	comparison	G2B
221 - 223	HIGH ROAD	ZEE & CO	MENS WEAR	A1	430	comparison	G2C
159A	HIGH ROAD	BAYLIS NEWS	NEWSAGENT	A1	90	comparison	G2F
5	CENTRIC PARADE	WHSMITH	NEWSAGENT	A1	300	comparison	G2F
297	HIGH ROAD	DAVID CLULOW	OPTICIAN	A1	110	comparison	G2K
231	HIGH ROAD	SPECSAVERS	OPTICIAN	A1	250	comparison	G2K
269	HIGH ROAD	BIRD & FAIRLEY	OPTICIAN	A1	120	comparison	G2K
278	HIGH ROAD	SCHER & WARD	OPTICIAN	A1	100	comparison	G2K
257	HIGH ROAD	VISION EXPRESS	OPTICIAN	A1	200	comparison	G2K
24	FOREST ROAD	T C O ATKINSON	OPTICIAN	A1	130	comparison	G2K
157	HIGH ROAD	JOHN POLLOCK	OUTDOOR WEAR	A1	190	comparison	G2D
96	HIGH ROAD	REPRO@96	PRINTING & PHOTOCOPYING	A1	80	comparison	G2F
	OLD STATION ROAD	METLOC#PRINTERS	PRINTING & PHOTOCOPYING	A1	180	comparison	G2F
	STATION APPROACH	L R T	RAIL BOOKING OFFICE	A1	120	comparison	G3D
258	HIGH ROAD	SUBWAY	SANDWICH BAR	A1	130	services	G3A
249	HIGH ROAD	TIMPSON	SHOE REPAIRS	A1	80	services	G2A
209A	HIGH ROAD	KATE KUBA	SHOES	A1	60	services	G2A
172	HIGH ROAD	SAMANA	SHOES	A1	80	services	G2A
273	HIGH ROAD	DANIEL FOOTWEAR	SHOES	A1	120	services	G2A
120	HIGH ROAD	DEEJAY#SHOES	SHOES	A1	130	services	G2A
4	CENTRIC PARADE	CLARKS	SHOES	A1	280	services	G2A
289	HIGH ROAD	SUNTAN STUDIO	SOLARIUM	A1	120	services	G3B
214	HIGH ROAD	INTERSPORT	SPORTS GOODS	A1	280	services	G2N
	HIGH ROAD	MORRISONS	SUPERMARKET	A1	3370	services	G1D
	OLD STATION ROAD	SAINSBURYS	SUPERMARKET	A1	4150	services	G1D
210	HIGH ROAD	PHONES 4 U	TELEPHONES	A1	130	services	G2G
237	HIGH ROAD	CARPHONE WAREHOUSE	TELEPHONES	A1	130	services	G2G
20 - 22	FOREST ROAD	THE TOOL SHOP	TOOLS	A1	190	services	G2H
243	HIGH ROAD	THOMSON	TRAVEL AGENT	A1	170	services	G3D
224	HIGH ROAD	CO-OPERATIVE#TRAVEL	TRAVEL AGENT	A1	50	services	G3D
261	HIGH ROAD	WORLDCHOICE	TRAVEL AGENT	A1	110	services	G3D
264	HIGH ROAD	J MARKFIELD	UNDERTAKERS	A1	60	services	N/A
32	CHURCH HILL	WARRINER	UNDERTAKERS	A1	80	services	N/A
178 - 180	HIGH ROAD	CO-OPERATIVE#FUNERALCARE	UNDERTAKERS	A1	90	services	N/A
194	HIGH ROAD	BLOCKBUSTER	VIDEO RENTAL	A1	90	services	G2G
233	HIGH ROAD	RISKY		A1	260	services	G4B
238	HIGH ROAD			A1	140	#N/A	G4B
255	HIGH ROAD	PROVANCE		A1	190	#N/A	N/A
14 - 18	FOREST ROAD	COOPER PAUL	ACCOUNTANT	A2	260	#N/A	G3E
	OLD STATION ROAD	BONNINGTONS	AUCTIONEERS & VALUERS	A2	280		G3G

Loughton High Road Breakdown

Street Number	Road Name	Fascia	Primary Activity	Use Class	Floorspace sqm gross	A1 coding	Goad Code
191	HIGH ROAD	H S B C	BANK	A2	200		G3E
253	HIGH ROAD	ABBEY	BANK	A2	230		G3E
186	HIGH ROAD	HALIFAX	BANK	A2	300		G3E
102	HIGH ROAD	NAT WEST	BANK	A2	230		G3E
207	HIGH ROAD	BARCLAYS	BANK	A2	420		G3E
236	HIGH ROAD	JENNINGSBET	BETTING OFFICE	A2	160		N/A
187	HIGH ROAD	WILLIAM HILL	BETTING OFFICE	A2	60		N/A
276	HIGH ROAD	LADBROKES	BETTING OFFICE	A2	100		N/A
108	HIGH ROAD	NATIONWIDE	BUILDING SOCIETY	A2	140		G3F
100	HIGH ROAD	JOHN PRICE	DENTAL SURGERY	A2	40		N/A
1A	SMARTS LANE	SAVILLS	ESTATE AGENT	A2	80		G3G
38	CHURCH HILL	THE JENKIN#PARTNERSHIP	ESTATE AGENT	A2	90		G3G
149	HIGH ROAD	ABBOTTS	ESTATE AGENT	A2	90		G3G
234	HIGH ROAD	Dougless Allen	ESTATE AGENT	A2	150		G3G
165	HIGH ROAD	LAWLORS	ESTATE AGENT	A2	70		G3G
252	HIGH ROAD	BAIRSTOW EVES	ESTATE AGENT	A2	80		G3G
309	HIGH ROAD	CHURCHILL ESTATES	ESTATE AGENT	A2	150		G3G
94	HIGH ROAD	ABBOTTS	ESTATE AGENT	A2	80		G3G
232	HIGH ROAD	HAART	ESTATE AGENT	A2	110		G3G
141	HIGH ROAD	CHURCHILL#ESTATES	ESTATE AGENT	A2	50		G3G
	OLD STATION ROAD	ROFFEYS	ESTATE AGENT	A2	40		G3G
252C	HIGH ROAD	HETHERINGTONS	ESTATE AGENT	A2	70		G3G
01-Jan	YORK HILL	DAVID#SOPER	FINANCIAL ADVISORS	A2	70		G3E
100	HIGH ROAD	BUCKINGHAM DE VERE	FINANCIAL ADVISORS	A2	40		G3E
110	HIGH ROAD	V WOODCOCK	INSURANCE OFFICE	A2	130		G3E
145 - 147	HIGH ROAD	ATTWATER#& LIELL	SOLICITOR	A2	40		N/A
14	YORK HILL	MORRIS & KEATING	SURVEYOR	A2	30		G3G
266	HIGH ROAD	VACANT		A2	70		G4B
311	HIGH ROAD	THORNTONS		A2	90		G3E
262	HIGH ROAD	GLADLEYS	CAFE	A3	70		G3A
209D	HIGH ROAD	MOLENS	CAFE	A3	50		G3A
270 - 272	HIGH ROAD	WO-FAT	CHINESE RESTAURANT	A3	180		G3A
202	HIGH ROAD	CHONGS	CHINESE RESTAURANT	A3	160		G3A
230	HIGH ROAD	COSTA COFFEE	COFFEE SHOP	A3	200		G3A
3	CENTRIC PARADE	STARBUCKS COFFEE	COFFEE SHOP	A3	280		G3A
280 - 282	HIGH ROAD	LOCH FYNE	FISH RESTAURANT	A3	330		G3A
274	HIGH ROAD	CAFE SPICE	INDIAN RESTAURANT	A3	100		G3A
12	FOREST ROAD	BENGAL #SPICE	INDIAN RESTAURANT	A3	180		G3A
159B	HIGH ROAD	EYE 2	INDIAN RESTAURANT	A3	110		G3A
2	CHURCH HILL	ZIZZI	ITALIAN RESTAURANT	A3	380		G3A
281 - 283	HIGH ROAD	PIZZA EXPRESS	PIZZA RESTAURANT	A3	240		G3A
2	CENTRIC PARADE	PIZZA HUT	PIZZA RESTAURANT	A3	300		G3A
167	HIGH ROAD	TUSCANY REAL BURGER 'N' PIZZA CO	PIZZA RESTAURANT	A3	260		G3A
258	HIGH ROAD	The Olive Tree	RESTAURANT	A3	130		G3A
126	HIGH ROAD	SHEESHA	RESTAURANT	A3	110		G3A
275 - 277	HIGH ROAD	CHEZ GERARD	RESTAURANT	A3	240		G3A
	CLIFTON ROAD	SAAY#THARN	THAI RESTAURANT	A3	80		G3A
181	HIGH ROAD	CAFE ROUGE	BAR & RESTAURANT	A4	140		N/A
126	HIGH ROAD	MINX	BAR & RESTAURANT	A4	150		N/A
153	HIGH ROAD	NU BAR	BAR & RESTAURANT	A4	250		N/A
227	HIGH ROAD	LAST POST	PUBLIC HOUSE	A4	310		N/A
140	HIGH ROAD	THE HOLLYBUSH	PUBLIC HOUSE	A4	350		N/A
15	YORK HILL	THE#WHEATSHEAF	PUBLIC HOUSE	A4	170		N/A
168B	HIGH ROAD	WIMPY	FAST FOOD RESTAURANT	A5	80		G3A
241	HIGH ROAD	K F C	FAST FOOD RESTAURANT	A5	200		G3A
	STATION APPROACH	SPICY#TANDOORI	INDIAN TAKE AWAY	A5	90		G3A
268	HIGH ROAD	PAPA JOHNS	PIZZA TAKE AWAY	A5	100		G3A
	STATION APPROACH	FROTHY COFFEE	TAKE AWAY	A5	30		G3A
171	HIGH ROAD	LOUGHTON BBQ	TAKE AWAY	A5	80		G3A
252B	HIGH ROAD	ROYAL RIBS	TAKE AWAY	A5	70		G3A
166	HIGH ROAD	KEBABERY	TAKE AWAY	A5	60		G3A
2	STATION ROAD	BROWNS	CAR SALES	ASG	1020		G2J
199	HIGH ROAD	BROWNS	CAR SALES	ASG	190		G2J
	STATION APPROACH	SADLERS	TAXI HIRE	ASG	70		N/A
139	HIGH ROAD	MAYFLOWER#CAR SERVICE	TAXI HIRE	ASG	60		N/A
	OLD STATION ROAD		EMERGENCY SERVICES	B1	410		N/A
11	FOREST ROAD	ASSOCIATED GLASS	GLASS MERCHANT	B1	210		G2H
284	HIGH ROAD	JOBCENTRE PLUS	GOVERNMENT BUILDING	B1	220		N/A

Loughton High Road Breakdown

Street Number	Road Name	Fascia	Primary Activity	Use Class	Floorspace sqm gross	A1 coding	Goad Code
14A	YORK HILL		OFFICE	B1	130		N/A
1	FOREST ROAD	FOREST PET FOODS PET STORE	PET SHOP	B1	50		G2P
1A	FOREST ROAD		DENTAL SURGERY	D1	40		N/A
2	KINGS GREEN		DENTAL SURGERY	D1	50		N/A
	THE DRIVE	LOUGHTON HEALTH CENTRE	HEALTH CENTRE	D1	840		N/A
	OLD STATION ROAD	FOREST#MEDICAL CENTRE	HEALTH CENTRE	D1	200		N/A
1	TRAPS HILL	ELAINE ATKINS#ASSOCIATES	HEALTH CENTRE	D1	80		N/A
	THE UPLANDS		KINDERGARTEN	D1	120		N/A
	OLD STATION ROAD		KINDERGARTEN	D1	190		N/A
	TRAPS HILL	LOUGHTON	LEISURE CENTRE	D2	2280		N/A
	HIGH ROAD	C A B	ADVICE CENTRE	misc	200		N/A
	STATION APPROACH		UNDERGROUND STATION	UC	450		N/A
8	CHURCH HILL		CLOTHING	Vac	50		G2D
263	HIGH ROAD		HAIRDRESSING	Vac	120		G3B
258	HIGH ROAD		RESTAURANT	Vac	110		G3A
	HIGH ROAD		VACANT OUTLET	Vac	100		G4B
228	HIGH ROAD	VACANT	Vacant OUTLET	Vac	430		G4B
192	HIGH ROAD		VACANT OUTLET	Vac	120		G4B
122	HIGH ROAD		VACANT OUTLET	Vac	90		G4B
206	HIGH ROAD		VACANT OUTLET	Vac	130		G4B
247	HIGH ROAD	VACANT	VACANT OUTLET	Vac	120		G4B

Waltham Abbey Breakdown

Street Number	Road Name	Fascia	Primary Activity	Use Class	Floorspace sqm gross	A1 coding	Goad Code
14	SUN STREET	GREGGS	BAKER	A1	90	convenience	G1A
22A	SUN STREET	DEWHURST	BUTCHER	A1	80	convenience	G1B
4	FOXES PARADE , SEWARDSTONE ROAD	JOHNS FAMILY BUTCHERS	BUTCHER	A1	50	convenience	G1B
25 - 27	SUN STREET	WALTHAM CARPETS	CARPETS & FLOORING	A1	150	comparison	G2E
18	MARKET SQUARE	BITS'N BOBS BARGAIN STORE	CHARITY SHOPS	A1	60	comparison	G2P
2	MARKET SQUARE	LLOYDS PHARMACY	CHEMIST	A1	70	comparison	G2K
14	SUN STREET	LLOYDS PHARMACY	CHEMIST	A1	270	comparison	G2K
15	MARKET SQUARE	CYCLONE	CYCLES & REPAIRS	A1	60	comparison	G2N
44	SUN STREET	ABBEY PARLOUR	INTERIOR DECORATIONS	A1	70	comparison	G2H
24	SUN STREET	CLEAN 'N' SEW	DRY CLEANING	A1	110	comparison	G3C
17 - 19	SUN STREET	D P LEAKE	ELECTRICAL & GAS APPLIANCES	A1	150	comparison	G2G
36	SUN STREET	L M STRAUGHTAN LTD	ELECTRICAL & GAS APPLIANCES	A1	90	comparison	G2G
9B	MARKET SQUARE	BILLAMS	SANDWICH BAR	A1	40	services	G3A
13	SUN STREET	LYNNES FLORIST	FLORIST	A1	50	comparison	G2M
22B	SUN STREET	ABBEY FRUITS	GREENGROCER	A1	110	convenience	G1C
1	SUN STREET	CUT PRICE CARDS	CARDS	A1	60	comparison	G2F
10	MARKET SQUARE	DOTTIES CARDS AND GIFTS	CARDS & GIFTS	A1	170	comparison	G2F
22	SUN STREET	SIMPLY YOU	BEAUTY SALON	A1	30	services	G3B
30	SUN STREET	CHAOL'S HAIR	HAIRDRESSING	A1	50	services	G4B
1	FOXES PARADE , SEWARDSTONE ROAD	VAS BARBERS	HAIRDRESSING	A1	50	services	G3B
5	SUN STREET	VERDE HAIR DESIGN	HAIRDRESSING	A1	30	services	G3B
14	ARLINGHAM MEWS	N J W HAIR	HAIRDRESSING	A1	110	services	G3B
23	MARKET SQUARE	STRANDS	HAIRDRESSING	A1	50	services	G3B
26	SUN STREET	LISA'N GIRLS HAIR	HAIRDRESSING	A1	100	services	G3B
	SUN STREET	SPIRIT	NATURAL THERAPY	A1	40	services	G3B
16	SUN STREET	DRAGONFLY SPIRITUAL CENTRE	SUI GENERIS	A1	80	services	G3B
29	SUN STREET	DAVES BARBERS	HAIRDRESSING	A1	30	services	G3B
3	SUN STREET	ABBEY#HEALTH#FOODS	HEALTH FOOD	A1	60	comparison	G1D
32	SUN STREET	NURA COLLECTION JEWELLERY	JEWELLERY	A1	80	comparison	G2O
28	SUN STREET	NV BOUTIQUE	LADIES FASHION	A1	210	comparison	G2C
3	MARKET SQUARE	R P SWEET NEWS	NEWSAGENT	A1	80	convenience	G2F
17	MARKET SQUARE	WALTHAM ABBEY STATIONERS	OFFICE EQUIPMENT	A1	60	comparison	N/A
31	SUN STREET	EILEEN GAY	OPTICIAN	A1	50	comparison	G2K
15	SUN STREET	WALTHAM#ABBEY PETS	PET SHOP	A1	110	comparison	G2P
12	SUN STREET		POST OFFICE	misc	70	misc	G4A
03-Sep	SUN STREET	CO-OP	SUPERMARKET	A1	920	convenience	G1D
1	MARKET SQUARE	CHOICE PHONES	TELEPHONES	A1	30	comparison	G2G
3	ARLINGHAM MEWS	REEL TO REAL	HOBBIES	A1	40	comparison	G2N
22C	SUN STREET	WALTHAM ABBEY TRAVEL	TRAVEL AGENT	A1	90	services	G3D
12	SUN STREET		VACANT OUTLET	vacant	110		G4B
10	ARLINGHAM MEWS		VACANT OUTLET	vacant	170		G4B
6	SUN STREET	VACANT	VACANT OUTLET	vacant	70		G4B
3	FOXES PARADE , SEWARDSTONE ROAD	WILLIAM HILL BETTING	BETTING OFFICE	A2	60		N/A
24	MARKET SQUARE	LADBROKES	BETTING OFFICE	A2	120		N/A
25	MARKET SQUARE	ABBEY#PROPERTIES	ESTATE AGENT	A2	100		G3G
2	FOXES PARADE , SEWARDSTONE ROAD	J B PROPERTY SERVICES	ESTATE AGENT	A2	50		G3G
4A	SUN STREET	HENRY WARD PROPERTY	ESTATE AGENT	A2	40		G3G
54	SUN STREET	DUNCAN PHILLIPS	ESTATE AGENT	A2	160		G3G
20	SUN STREET	CHELTENHAM#& GLOUCESTER	BANK	A2	220		G3E
6	MARKET SQUARE	BARCLAYS#BANK	BANK	A2	120		G3E
07-Aug	MARKET SQUARE	PIE & MASH	CAFE	A3	80		G3A
42	SUN STREET	APOLLO CAFE	CAFE	A3	80		G3A
33	SUN STREET	SIR MAXIMA CAFE	CAFE	A3	120		G3A
22	MARKET SQUARE	ABBEY CAFFE	CAFE	A3	60		G3A
1	ARLINGHAM MEWS	COOKING TIME	COOKING SHOP	A3	100		G2H
46	SUN STREET	PHOENIX	CHINESE RESTAURANT	A3	120		G3A
18	SUN STREET	JIGSAW	PIZZA RESTAURANT	A3	130		G3A
06-Jul	FOXES PARADE , SEWARDSTONE ROAD	ABBEY TAVERNA	RESTAURANT	A3	230		G3A
24A	SUN STREET	AYASOPHIA CHARCOAL RESTAURANT	TURKISH RESTAURANT	A3	140		G3A
21	SUN STREET	THE SUN INN	PUBLIC HOUSE	A4	130		N/A
58	SUN STREET	THE NEW INN	PUBLIC HOUSE	A4	270		N/A
21	MARKET SQUARE	THE GREEN DRAGON	PUBLIC HOUSE	A4	180		N/A
48	SUN STREET	THE ANGEL	PUBLIC HOUSE	A4	240		N/A
	MARKET SQUARE	WELSH HARP	PUBLIC HOUSE	A4	190		N/A
	FOUNTAIN PLACE	SPOTTED COW	PUBLIC HOUSE	A4	160		N/A
13	MARKET SQUARE	THE#QUEENS#ARMS	PUBLIC HOUSE	A4	140		N/A
11	SUN STREET	THE WHITE LION	PUBLIC HOUSE	A4	150		N/A

Waltham Abbey Breakdown

Street Number	Road Name	Fascia	Primary Activity	Use Class	Floorspace sqm gross	A1 coding	Goad Code
20	MARKET SQUARE	MAGIC WOK	CHINESE TAKE AWAY	A5	120		G3A
16	MARKET SQUARE	STARFISH FISH AND CHIPS	TAKE AWAY	A5	100		G3A
5	FOXES PARADE , SEWARDSTONE ROAD	FISH BAR	FISH & CHIPS	A5	90		G3A
19	MARKET SQUARE	MARKET KEBAB	TAKE AWAY	A5	60		G3A
	FARM HILL ROAD	B P	FILLING STATION	ASG	50		N/A
9	MARKET SQUARE	ABBAY CARS	TAXI HIRE	ASG	50		N/A
40	SUN STREET		OFFICE	B1	100		N/A

Loughton Broadway Breakdown

Street Number	Road Name	Fascia	Primary Activity	Use Class	Floorspace sqm gross	A1 coding	Goad Code
40	THE BROADWAY	LAWS	BAKER	A1	120	convenience	G1A
	THE BROADWAY	PATISSERIE & COFFEE SHOP	BAKER	A1	110	convenience	G1A
69	THE BROADWAY	THE BEAUTY BAR	BEAUTY SALON	A1	90	services	G3B
43	THE BROADWAY	K & P	BUTCHER	A1	80	convenience	G1B
58	THE BROADWAY	DEBDEN MOTOR SPARES	CAR SPARES	A1	100	comparison	G2J
17 - 19	THE BROADWAY	CLINTON CARDS	CARDS	A1	170	comparison	G2F
30	THE BROADWAY	MERLIN CARPETS	CARPETS & FLOORING	A1	110	comparison	G2E
59	THE BROADWAY	BARNARDOS	CHARITY SHOP	A1	130	comparison	G2P
72	THE BROADWAY	ST CLARE HOSPICE	CHARITY SHOP	A1	100	comparison	G2P
36	THE BROADWAY	K G VANTAGE PHARMACY	CHEMIST	A1	110	comparison	G2K
18	THE BROADWAY	BOOTS THE CHEMIST	CHEMIST	A1	320	comparison	G2K
47 - 49	THE BROADWAY	MCCOLLS	CONVENIENCE STORE	A1	150	convenience	G1F
	THE BROADWAY	B P CONNECT	CONVENIENCE STORE	A1	130	convenience	G1F
16	THE BROADWAY	MARTINS	CTN	A1	90	comparison	G1F
52	THE BROADWAY	MAINS	DOMESTIC APPLIANCES	A1	180	comparison	G2G
62	THE BROADWAY	BROADWAY DRY CLEANERS	DRY CLEANING	A1	100	services	G3C
74	THE BROADWAY	DEBDEN LAUNDERETTE & DRY CLEANING	DRY CLEANING	A1	100	services	G3C
51	THE BROADWAY	FLOWER ELEGANCE	FLORIST	A1	100	comparison	G2M
22 - 24	THE BROADWAY	ICELAND.CO.UK	SUPERMARKET	A1	610	convenience	G1D
45	THE BROADWAY	DELLS	GREENGROCER	A1	90	convenience	G1C
26	THE BROADWAY	P A SPARKS	GREENGROCER	A1	120	convenience	G1C
4	TORRINGTON DRIVE	EMPHASIS	HAIRDRESSING	A1	90	services	G3B
21	THE BROADWAY	BLOW YOUR TOP	HAIRDRESSING	A1	100	services	G3B
39	THE BROADWAY	TWIST 'N' CURL	HAIRDRESSING	A1	80	services	G3B
76	THE BROADWAY	GERALDINES	HAIRDRESSING	A1	100	services	G3B
32 - 34	THE BROADWAY	SUPERDRUG	HEALTH & BEAUTY	A1	400	comparison	G2K
25	THE BROADWAY	PIRATES DEN	HOUSEHOLD GOODS	A1	90	comparison	G2H
61	THE BROADWAY	TONYS	HOUSEHOLD GOODS	A1	90	comparison	G2H
60	THE BROADWAY	CUT PRICE	HOUSEHOLD GOODS	A1	110	comparison	G2H
42	THE BROADWAY	BARNARDS	JEWELLER	A1	110	comparison	G2O
54	THE BROADWAY	R FASHIONS	LADIES WEAR	A1	110	comparison	G2C
44	THE BROADWAY	CHINESE HERBAL MEDECINE	HEALTH & BEAUTY	A1	100	comparison	G3B
53	THE BROADWAY	BALLOONS & FLORA	NOVELTY GOODS	A1	90	comparison	G2N
47 - 49	THE BROADWAY	THE LIQUOR STORE	OFF LICENCE	A1	150	convenience	G1E
23	THE BROADWAY	THE LOCAL	OFF LICENCE	A1	80	convenience	G1E
12-14	THE BROADWAY	THE POST OFFICE	POST OFFICE	A1	230	services	G4A
56	THE BROADWAY	J S C	SHOE REPAIRS	A1	100	services	G2A
12	TORRINGTON DRIVE	SAINSBURYS	SUPERMARKET	A1	1450	convenience	G1D
73	THE BROADWAY	J MARKFIELD	UNDERTAKERS	A1	110	services	N/A
46 - 48	THE BROADWAY	LADBROKES	VACANT OUTLET	A1	300		G4B
38	THE BROADWAY	VACANT	VACANT OUTLET	A1	100		G4B
27	THE BROADWAY	VACANT	VACANT OUTLET	A1	80		G4B
6	TORRINGTON DRIVE	VACANT	VACANT OUTLET	A1	90		G4B
20	THE BROADWAY	VACANT	VACANT OUTLET	A1	200		G4B
14	TORRINGTON DRIVE	VACANT	VACANT OUTLET	A1	140		G4B
18	TORRINGTON DRIVE	VACANT	VACANT OUTLET	A1	110		G4B
66	THE BROADWAY	VACANT	VACANT OUTLET	A1	110		G4B
33 - 37	THE BROADWAY	WOOLWORTHS LOCAL	VARIETY STORE	A1	860		G2L
55	THE BROADWAY			A1	90		G2M
31	THE BROADWAY	Nail Stick		A1	100		G2C
50	THE BROADWAY	CRANBROOKS		A1	90		N/A
29	THE BROADWAY	Cash to Go		A1	100		N/A
57	THE BROADWAY	Biggerland		A1	90		N/A
65	THE BROADWAY	ABBAY	BANK	A2	170		G3E
11-13	THE BROADWAY	LLOYDS TSB	BANK	A2	270		G3E
71	THE BROADWAY	WILLIAM HILL	BETTING OFFICE	A2	290		N/A
78	THE BROADWAY	DAVID SMITH	INSURANCE OFFICE	A2	160		G3E
16	TORRINGTON DRIVE	VACANT	VACANT OUTLET	A2	100		G4B
	THE BROADWAY	WILD BEAN CAFE	COFFEE SHOP	A3	120		G3A
41	THE BROADWAY	CAFE BENGAL	INDIAN RESTAURANT	A3	90		G3A
67	THE BROADWAY	EL KAZ TAVERNA	RESTAURANT	A3	90		G3A
	THE BROADWAY	SIR WINSTON CHURCHILL	PUBLIC HOUSE	A4	360		N/A
2	TORRINGTON DRIVE	WIMPY	FAST FOOD RESTAURANT	A5	90		G3A
8	TORRINGTON DRIVE	FAVORITE CHICKEN & RIBS	FAST FOOD RESTAURANT	A5	80		G3A
28	THE BROADWAY	RENDEZVOUS FISH & CHIP REST	FISH & CHIPS	A5	120		G3A
82	THE BROADWAY	T & J KELLY	TAKE AWAY	A5	160		G3A
	THE BROADWAY		CAR WASH	ASG	60		G2J
	THE BROADWAY	HAND CAR WASH	CAR WASH	ASG	10		G2J

Loughton Broadway Breakdown

Street Number	Road Name	Fascia	Primary Activity	Use Class	Floorspace sqm gross	A1 coding	Goad Code
64	THE BROADWAY	VIP TAXI OFFICE	TAXI HIRE	ASG	100		N/A
63	THE BROADWAY		COUNCIL OFFICES	B1	140		N/A
80	THE BROADWAY	DENTAL SUGERY	DENTIST	D1	140		N/A
68	THE BROADWAY	DEBDEN	LIBRARY	D1	100		G2J
70	THE BROADWAY	VETSAVERS	VETERINARY SURGERY	D1	100		N/A
	TORRINGTON DRIVE	RILEYS	SNOOKER CLUB	D2	40		N/A
	THE BROADWAY		STORE	UC	20		N/A

Chipping Ongar Breakdown

Street Number	Road Name	Facia	Primary Activity	Use Class	Floorspace sqm gross	A1 coding
148	High Street evens	Artful Angels Jewellers	Jeweller	A1	139	comparison
103	High Street continued	B.K. Padmore & Sons Butchers	Butcher	A1	104	convenience
124-126	High Street evens	Berndes	Gift Shop	A1	119	comparison
128	High Street evens	Capital Flowers	Florist	A1	42	comparison
198-202	High St	Co-op Pharmacy	Chemist	A1	272	comparison
101	High Street continued	D.I. Lewis & Co - Print & Stationery	Print and Stationery	A1	74	comparison
176	High St	Everyday Shoes	Shoe Store	A1	38	comparison
182	High St	Five-a-Day greengrocers	Greengrocers	A1	53	convenience
134	High Street evens	Gift Shop - no name up yet	Gift Shop	A1	60	comparison
121	Access road (4.5)	Hockings Butchers	Butcher	A1	101	convenience
174	High St	Just Gents Barbers	Hairdressing	A1	33	services
199	Side access	Lloyd Vere Hairdressing	Hairdressing	A1	0	services
205	Side access	Lloyds Pharmacy	Chemist	A1	80	comparison
150	High Street evens	Ongar Discount Shop	Discount Shop	A1	129	comparison
		Ongar Flooring	Flooring	A1	0	comparison
156	Access road (2.9)	Peter the Pleater	Blinds	A1	115	comparison
109	Access road (4.0)	Post Office	Post Office	A1	0	misc
137	Access road (4.5)	Royal Mail Ongar Delivery Office, and its side access alley	Delivery Depot	A1	0	misc
.		Sainsburys (including its car park)	Supermarket	A1	1797	Convenience
192	High St	Sawyer Professional Dry Cleaners	Dry Cleaners	A1	45	services
180	High St	Senners Newsagents	Newsagent	A1	70	convenience
147	Access road (4.5)	Spencer Arts	Art Shop	A1	19	comparison
195	Side access	Star Fishmongers	Fishmonger	A1	29	convenience
.	High Street odds	Tesco Express (within the garage site)	Supermarket	A1	0	Convenience
140	High Street evens	The Craft Fairy (card and craft shop)	Art Shop	A1	105	comparison
201	Side access	Vacant	Vacant Outlet	A1	60	Vacant Ret
161	Access road (4.5)	Vacant	Vacant Outlet	A1	37	Vacant Ret
123	Access road (4.5)	Vacant	Vacant Outlet	A1	53	Vacant Ret
85	High Street continued	Vacant	Vacant Outlet	A1	0	Vacant Ret
138	High Street evens	World Choice Travel Agent	Travel Agent	A1	79	services
178A	High St	Zoriana Boutique		A1	45	comparison
186	High St	Barclays Bank	Bank	A2	81	
.		C.S.Watson & Co. Accountancy and Bookkeeping Services	Accountant	A2	0	
1 Banson's Yard	Access to Banson's Yard:	Castle Estates Ltd & JSP Town Planners	Town Planning	A2	0	
	Accessway between HSBC and Therapy 181 (2.9m)	Doorway to M.C. & Co. (Marketing & Communications)	Marketing and Communications	A2	0	
135	Access road (4.5)	Doorway to Offices no. 135 above Helen Rollason - Charitable Organisation		A2	0	
		Heal Cancer Charity Shop				
183	Side access	HSBC	Bank	A2	145	
204b	High St	John Sear Estate Agents	Estate Agency	A2	95	
149	Access road (4.5)	Ongar Estates	Estate Agency	A2	65	
157-159	Access road (4.5)	Sorrells Solicitors	Solicitor	A2	163	
203	Side access	The Kings Trust Centre	Charitable Organisation	A2	60	
Unit 1	Access to units to rear of Ongar Bakery and	Unit 1, The Barn		A2	0	
163	Access road (4.5)	Vacant	Vacant Outlet	A2	93	
204c	High St	Watson & Co Accountants	Accountant	A2	103	
210	High St	Watson & Co Accountants	Accountant	A2	108	
211		Clocktower restaurant (and its side alley with its bins)	Restaurant	A3	58	
171	Accessway between HSBC and Therapy 181 (2.9m)	New Kismet Indian Restaurant	Restaurant	A3	76	
162	Access road (2.9)	Restaurant	Restaurant	A3	125	
165	Access road (4.5)	The Mogul Restaurant	Restaurant	A3	112	
99	High Street continued	Royal Oak Public House	Public House	A4	0	
216	High St	The Cock Tavern PH	Public House	A4	137	
177-179	Accessway between HSBC and Therapy 181 (2.9m)	Vacant - Public House	Public House	A4	153	
194	High St	Lotus House Takeaway	Takeaway	A5	95	
190	High St	Stars & Stripes American Takeaway	Takeaway	A5	38	
3 Banson's Yard	Access to Banson's Yard:	Advance Computer Solutions	Computer Repair	B1	0	
1 Redbricks	Accessway to:	Falcon Business Supplies	Stationery	B1	0	

Chipping Ongar Breakdown

Street Number	Road Name	Facia	Primary Activity	Use Class	Floorspace sqm gross	A1 coding
Unit 7	Access to units to rear of Ongar Bakery and Access road	Miniature Broadcast Cameras Unit 7 (no. 105) Vacant - rear part of Ashton House	Cameras Vacant Outlet	B1 B1	0 0	
2 Redbricks	Accessway to:	JDC Fencing and Gates	Fencing and Gates	B2	0	
2 Basons Yard	Access to Basons Yard:	Ongar Tyre and Service Centre, 2 Basons Yard	Garage	B2	0	
142	Access road High Street evens	GNKT SMT Solutions Ltd Doorway to residential no. 142, above Gary Pellici	Electronics Distribution	B8 C3	0 0	
193	Side access	Vacant - Access to shop no. 193	Vacant Outlet	C3	0	
118	High Street evens	Essex House - Chipping Ongar Osteopathic Clinic	Osteopathic Clinic	D1	130	
218	High St	Ongar Library	Library	D1	256	
96	High Street evens	Pipkin Partnership Opticians	Optician	D1	68	
	High Street odds	The Ongar Surgery	Surgery	D1	0	
213		Budworth Hall - Community Centre	Community Centre	D2	208	
191	Side access	Balloonatics (and its side access) - including a tea room with food	Party Shop	S/G	87	
204	High St	Beautyfi (hairdressers / facials / spray tanning)	Hairdressing	S/G	126	
.	High Street odds	Garage	Garage	S/G	0	
.		Police Station	Police Station	S/G	0	
151	Access road (4.5)	The Tanning Rooms	Solarium	S/G	158	

Buckhurst Hill Breakdown

Street Number	Road Name	Facias / Primary Activity	Use_Class	Floorspace sqm gross	A1 coding
147	Queen's Road odds	Sheesh	A3	178	
149	Queen's Road odds	Lucerne (Mirror Shop)	A1	82	comparison
149a	Queen's Road odds	Jane Nash Hairdressing and Beauty	A1	80	comparison
151	Queen's Road odds	Kebab World	A5	29	
153a	Queens Mews	Pots R Fun	A1	57	comparison
153	Queens Mews	Division	A1	57	comparison
155	Queens Mews	Knights Estate Agents	A2	48	
157	Queens Mews	Fenton Floor & Ceramics	A1	76	comparison
159	Queens Rd	Supadance	D2	172	
161	Queens Rd	Buckhurst Hill Good Health Practice (vitamins)	A1	202	comparison
163	Queens Rd	Le Parfum (Fragrance and Beauty products to buy)	A1	146	comparison
165	Queens Rd	Library	D1	374	
167	Queens Rd	Post Office	misc	99	
179	Queens Rd	1 Tzar	A1	121	comparison
n/a	Queens Rd	EFDC Car Park (21.3)	S/G	500	
196	Queens Rd	Fingertips Beauty Salon (and Tanning Studio)	S/G	180	
194	Queens Rd	Clive Mitchell (men's grooming)	S/G	77	
188	Queens Rd	Buckhurst Tandoori - Purobi	A3	124	
186	Queens Rd	Revolution At Your Feet (shoe shop)	A1	148	comparison
184	Queens Rd	Diamonds Solicitors	A2	35	
182	Queens Rd	Base (Clothing), and its side access	A1	72	comparison
180	Queens Rd	Vacant	Vacant	85	
178	Queens Rd	Edward Taub (Esatate Agent), and its side access	A2	84	
176c	Queens Rd	Torchetti italian kitchens	A1	55	comparison
176b	Queens Rd	Firma (men's clothing)	A1	77	comparison
176a	Queens Rd	Bronzing Bay	S/G	55	
172	Queens Rd	Lollipop Days (children's clothing), and its side access	A1	124	comparison
170	Queens Rd	Queens Pre School Day Nursery	D1	96	
168	Queens Rd	Shikha (Indian takeaway)	A5	37	
166	Queens Rd	Sanjo (body mind spirit)	A1	78	comparison
164a	Queens Rd	Kettles Pawnbrokers	A1	47	services
162	Queens Rd	Queens Road Florist, and its rear access	A1	68	comparison
160a	Queens Rd	The Little Pink Antique Shop	A1	76	comparison
160	Queens Rd	Bella Capelli	A1	70	0
158	Queens Rd	Wine Rack	A1	214	convenience
156	Queens Rd	The House of Yardley (not in Town Centre), (frontage = 5.5)		259	
rear of 156	Queens Rd	Pandora's Antiques (not in Town Centre), rear of 156 (frontage = 2.9)		33	
5	Queen's Road odds - below Waitrose	Railway Tavern PH	A4	283	
7	Queen's Road odds - below Waitrose	Post Office	misc	72	
9	Queen's Road odds - below Waitrose	Bailey's Hair Design	A1	70	services
11	Queen's Road odds - below Waitrose	The Queens Dental Practice	D1	62	
13	Queen's Road odds - below Waitrose	Redd Grooming for Men (Barbers)	A1	64	services
15	Queen's Road odds - below Waitrose	Travel Agents (Clippers Quay Travel.com)	A1	77	services
17	Queen's Road odds - below Waitrose	Churchills Estate Agent	A2	105	
27-43	Victoria Road	Waitrose	A1	2,366	convenience
45	Victoria Road	Express BBQ and Fish Bar	A5	39	
45B	Victoria Road	Lumleys - Carpet and Flooring Specialists	A1	66	comparison
47	Victoria Road	Fine Doors	A1	81	comparison
49	Victoria Road	Leonardos Italian Restaurant	A3	76	
51	Victoria Road	Carroll's Jewellery	A1	106	comparison
53	Victoria Road	Sew-Select Dry Cleaners	A1	63	services
55	Victoria Road	Opticians	D1	75	
57	Victoria Road	Briannagh (children's clothes), and its sife access	A1	80	comparison
59	Victoria Road	Virgo	A1	76	comparison
61	Victoria Road	A.Bennett & Son Funeral Services	A1	90	services
63	Victoria Road	Vacant	Vacant	175	
n/a	Kings Avenue	Queens Baby Nursery	D1	142	
65	Kings Avenue	Zap (Clothing)	A1	147	comparison
67A	Kings Avenue	Vacant	Vacant	57	
67B	Kings Avenue	Posh Frocks	A1	57	comparison
69	Kings Avenue	Stearns Fishmongers	A1	60	convenience
73	Kings Avenue	Vacant	Vacant	80	
75	Kings Avenue	Jeneveve	A1	213	comparison
75a	Kings Avenue	Shamrat (Indian Restaurant)	A3	222	
77	Kings Avenue	Arabesque	A1	213	services
77a-79	Kings Avenue	The Restaurant (restaurant)	A3	128	
81	Kings Avenue	Belles and Beaus (tanning/nails)	A2	63	
86	Queens Road evens	Level One Hair, and it's rear accessway	A1	77	services
84	Queens Road evens	Sam Brookes Overseas Property	A2	205	

Buckhurst Hill Breakdown

Street Number	Road Name	Facias / Primary Activity	Use_Class	Floorspace sqm gross	A1 coding
84	Queens Road evens	Gloss Unisex Hair	A1	91	services
82	Queens Road evens	Carter Devile Solicitors	A2	62	
76	Queens Road evens	Inspire (clothes/accessories)	A1	103	comparison
74a	Queens Road evens	Adam James Hair	A1	127	services
72	Queens Road evens	Churchill Lettings	A2	60	
70	Queens Road evens	Puppy Kit pet couture (dogs clothes/accessories)	A1	61	comparison
76a	Queens Road evens	Farr O'Neil	A2	41	
74b	Queens Road evens	Les Groves Tailor	A1	58	services
Regency House	Kings Place	Seeleys Estate Agents	A2	14	
64	Kings Place	Buckhurst Hill Information Centre	B1	145	
62	Kings Place	Buckhurst Hill Parish Council	B1	145	
60a	Kings Place	The Studio - Pilates, Yoga	D2	29	
60	Kings Place	Leyla Rose boutique (clothing)	A1	85	comparison
58	Kings Place	Ming Garden Chinese Takeaway	A5	54	
54	Kings Place	Rio (Furniture)	A1	135	comparison
52	Kings Place	Icon (Clothing)	A1	73	comparison
50a	Kings Place	Buckhurst Hill Sports and Social Club (behind icon/rio)	D2	102	
50a	Kings Place	Sheen Publishing Ltd (behind shops)	B2	102	
50	Kings Place	Ladbrokes	A2	158	
48	Kings Place	French at 48 (beatuy products shop)	A1	108	comparison
46	Kings Place	St Clare Hospice Scarlet (charity clothes shop)	A1	31	comparison
44	Kings Place	Simply The Cafe	A3	109	
42	Kings Place	Azzurra (Shoes) (Building Control Enforcement issue)	A1	82	comparison
40	Kings Place	Anita at Crème (Clothing)	A1	83	comparison
34	Kings Place	Broomes Newsagents	A1	40	convenience
34	Kings Place	Doorway to Buckhurst Hill Barber's Shop (above Newsagents)	A1	71	services
32	Kings Place	Vacant	Vacant	66	
30a	Kings Place	Pretty Things (underwear, swimwear)	A1	62	comparison
26	Kings Place	Safedale Pharmacy	A1	85	comparison
20	Kings Place	A. Torgut Dry Cleaning	A1	70	services
18	Kings Place	Elisa Hamilton (clothing)	A1	77	comparison
16	Kings Place	One Six Queens (selling lamps/vases)	A1	85	comparison
14	Kings Place	Unique nails	A2	58	
12	Kings Place	Sprays Bakeries Ltd.	A1	59	convenience
24	Kings Place	Legends Cafe	A3	20	
n/a	Kings Place	Doorway to Brian Dadd Commercial, and White & Mileson, above Toul	A2	112	
28	Kings Place	Toula (Clothing)	A1	85	comparison

Buckhurst Hill Breakdown

Street Number	Road Name	Facias / Primary Activity	Use_Class	Floorspace sqm gross	A1 coding
147	Queen's Road odds	Sheesh	A3	178	
149	Queen's Road odds	Lucerne (Mirror Shop)	A1	82	comparison
149a	Queen's Road odds	Jane Nash Hairdressing and Beauty	A1	80	comparison
151	Queen's Road odds	Kebab World	A5	29	
153a	Queens Mews	Pots R Fun	A1	57	comparison
153	Queens Mews	Division	A1	57	comparison
155	Queens Mews	Knights Estate Agents	A2	48	
157	Queens Mews	Fenton Floor & Ceramics	A1	76	comparison
159	Queens Rd	Supadance	D2	172	
161	Queens Rd	Buckhurst Hill Good Health Practice (vitamins)	A1	202	comparison
163	Queens Rd	Le Parfum (Fragrance and Beauty products to buy)	A1	146	comparison
165	Queens Rd	Library	D1	374	
167	Queens Rd	Post Office	misc	99	
179	Queens Rd	1 Tzar	A1	121	comparison
n/a	Queens Rd	EFDC Car Park (21.3)	S/G	500	
196	Queens Rd	Fingertips Beauty Salon (and Tanning Studio)	S/G	180	
194	Queens Rd	Clive Mitchell (men's grooming)	S/G	77	
188	Queens Rd	Buckhurst Tandoori - Purobi	A3	124	
186	Queens Rd	Revolution At Your Feet (shoe shop)	A1	148	comparison
184	Queens Rd	Diamonds Solicitors	A2	35	
182	Queens Rd	Base (Clothing), and its side access	A1	72	comparison
180	Queens Rd	Vacant	Vacant	85	
178	Queens Rd	Edward Taub (Esatate Agent), and its side access	A2	84	
176c	Queens Rd	Torchetti italian kitchens	A1	55	comparison
176b	Queens Rd	Firma (men's clothing)	A1	77	comparison
176a	Queens Rd	Bronzing Bay	S/G	55	
172	Queens Rd	Lollipop Days (children's clothing), and its side access	A1	124	comparison
170	Queens Rd	Queens Pre School Day Nursery	D1	96	
168	Queens Rd	Shikha (Indian takeaway)	A5	37	
166	Queens Rd	Sanjo (body mind spirit)	A1	78	comparison
164a	Queens Rd	Kettles Pawnbrokers	A1	47	services
162	Queens Rd	Queens Road Florist, and its rear access	A1	68	comparison
160a	Queens Rd	The Little Pink Antique Shop	A1	76	comparison
160	Queens Rd	Bella Capelli	A1	70	0
158	Queens Rd	Wine Rack	A1	214	convenience
156	Queens Rd	The House of Yardley (not in Town Centre), (frontage = 5.5)		259	
rear of 156	Queens Rd	Pandora's Antiques (not in Town Centre), rear of 156 (frontage = 2.9)		33	
5	Queen's Road odds - below Waitrose	Railway Tavern PH	A4	283	
7	Queen's Road odds - below Waitrose	Post Office	misc	72	
9	Queen's Road odds - below Waitrose	Bailey's Hair Design	A1	70	services
11	Queen's Road odds - below Waitrose	The Queens Dental Practice	D1	62	
13	Queen's Road odds - below Waitrose	Redd Grooming for Men (Barbers)	A1	64	services
15	Queen's Road odds - below Waitrose	Travel Agents (Clippers Quay Travel.com)	A1	77	services
17	Queen's Road odds - below Waitrose	Churchills Estate Agent	A2	105	
27-43	Victoria Road	Waitrose	A1	2,366	convenience
45	Victoria Road	Express BBQ and Fish Bar	A5	39	
45B	Victoria Road	Lumleys - Carpet and Flooring Specialists	A1	66	comparison
47	Victoria Road	Fine Doors	A1	81	comparison
49	Victoria Road	Leonardos Italian Restaurant	A3	76	
51	Victoria Road	Carroll's Jewellery	A1	106	comparison
53	Victoria Road	Sew-Select Dry Cleaners	A1	63	services
55	Victoria Road	Opticians	D1	75	
57	Victoria Road	Briannagh (children's clothes), and its sife access	A1	80	comparison
59	Victoria Road	Virgo	A1	76	comparison
61	Victoria Road	A.Bennett & Son Funeral Services	A1	90	services
63	Victoria Road	Vacant	Vacant	175	
n/a	Kings Avenue	Queens Baby Nursery	D1	142	
65	Kings Avenue	Zap (Clothing)	A1	147	comparison
67A	Kings Avenue	Vacant	Vacant	57	
67B	Kings Avenue	Posh Frocks	A1	57	comparison
69	Kings Avenue	Stearns Fishmongers	A1	60	convenience
73	Kings Avenue	Vacant	Vacant	80	
75	Kings Avenue	Jeneveve	A1	213	comparison
75a	Kings Avenue	Shamrat (Indian Restaurant)	A3	222	
77	Kings Avenue	Arabesque	A1	213	services
77a-79	Kings Avenue	The Restaurant (restaurant)	A3	128	
81	Kings Avenue	Belles and Beaus (tanning/nails)	A2	63	
86	Queens Road evens	Level One Hair, and it's rear accessway	A1	77	services
84	Queens Road evens	Sam Brookes Overseas Property	A2	205	

Buckhurst Hill Breakdown

Street Number	Road Name	Facias / Primary Activity	Use_Class	Floorspace sqm gross	A1 coding
84	Queens Road evens	Gloss Unisex Hair	A1	91	services
82	Queens Road evens	Carter Devile Solicitors	A2	62	
76	Queens Road evens	Inspire (clothes/accessories)	A1	103	comparison
74a	Queens Road evens	Adam James Hair	A1	127	services
72	Queens Road evens	Churchill Lettings	A2	60	
70	Queens Road evens	Puppy Kit pet couture (dogs clothes/accessories)	A1	61	comparison
76a	Queens Road evens	Farr O'Neil	A2	41	
74b	Queens Road evens	Les Groves Tailor	A1	58	services
Regency House	Kings Place	Seeleys Estate Agents	A2	14	
64	Kings Place	Buckhurst Hill Information Centre	B1	145	
62	Kings Place	Buckhurst Hill Parish Council	B1	145	
60a	Kings Place	The Studio - Pilates, Yoga	D2	29	
60	Kings Place	Leyla Rose boutique (clothing)	A1	85	comparison
58	Kings Place	Ming Garden Chinese Takeaway	A5	54	
54	Kings Place	Rio (Furniture)	A1	135	comparison
52	Kings Place	Icon (Clothing)	A1	73	comparison
50a	Kings Place	Buckhurst Hill Sports and Social Club (behind icon/rio)	D2	102	
50a	Kings Place	Sheen Publishing Ltd (behind shops)	B2	102	
50	Kings Place	Ladbrokes	A2	158	
48	Kings Place	French at 48 (beatuy products shop)	A1	108	comparison
46	Kings Place	St Clare Hospice Scarlet (charity clothes shop)	A1	31	comparison
44	Kings Place	Simply The Cafe	A3	109	
42	Kings Place	Azzurra (Shoes) (Building Control Enforcement issue)	A1	82	comparison
40	Kings Place	Anita at Crème (Clothing)	A1	83	comparison
34	Kings Place	Broomes Newsagents	A1	40	convenience
34	Kings Place	Doorway to Buckhurst Hill Barber's Shop (above Newsagents)	A1	71	services
32	Kings Place	Vacant	Vacant	66	
30a	Kings Place	Pretty Things (underwear, swimwear)	A1	62	comparison
26	Kings Place	Safedale Pharmacy	A1	85	comparison
20	Kings Place	A. Torgut Dry Cleaning	A1	70	services
18	Kings Place	Elisa Hamilton (clothing)	A1	77	comparison
16	Kings Place	One Six Queens (selling lamps/vases)	A1	85	comparison
14	Kings Place	Unique nails	A2	58	
12	Kings Place	Sprays Bakeries Ltd.	A1	59	convenience
24	Kings Place	Legends Cafe	A3	20	
n/a	Kings Place	Doorway to Brian Dadd Commercial, and White & Mileson, above Toul	A2	112	
28	Kings Place	Toula (Clothing)	A1	85	comparison

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153a	Queens Mews	Pots R Fun	A1	57	comparison
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188	Queens Rd	Buckhurst Tandoori - Purobi	A3	124	
186	Queens Rd	Revolution At Your Feet (shoe shop)	A1	148	comparison
184	Queens Rd	Diamonds Solicitors	A2	35	
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