



Southend Borough Council
Rochford District Council

SETTLEMENT ROLE AND HIERARCHY STUDY

AREA PROFILE: SOUTHCHURCH

Troy Planning + Design
November 2020

Rochford District Council

Southend Borough Council

Settlement Role and Hierarchy Study

Area Profiles: Southchurch



**Complete
Communities**

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A Note on Assessing Completeness

The method for assessing the degree of completeness of a neighbourhood follows from the mapping of facilities and their catchment areas. This is first undertaken for the neighbourhood services and facilities. The approach taken is to:

- a) Break the broad infrastructure and facilities categories (e.g.: community infrastructure) into the component parts (e.g.: secondary schools, primary schools, health facilities etc) and map these.
- b) For each piece of infrastructure or facility to map the associated walking catchment area around that.
- c) Calculate how much of the built area falls within the walking catchment area of that facility. This is calculated as a percentage of the built area.
- d) Repeat this for each infrastructure type of facility within an infrastructure category and then bring the percentage coverage for each facility together to present an average for that infrastructure type. So, for example, if 100% of the built area is within the catchment of a secondary school and 80% within the catchment of a primary school, the average coverage for education for that settlement would be 90%.
- e) The maps for each infrastructure type are then overlaid to present heat maps for each infrastructure category, with the 'hotter' coloured areas being those within the catchment of multiple infrastructure types or facilities.
- f) This is repeated for each infrastructure and facility category, indicating how 'complete' an area is in terms of social and community infrastructure, green infrastructure, and access to other essential facilities. A composite heat map, bringing the infrastructure categories together is prepared alongside this.

A note on catchments

Completeness is based on mapping of walking catchments around different facilities. The catchment areas vary by facility and reflect comfortable walking distances for the average, able-bodied person. The catchments are based on actual walking routes rather than 'as the crow flies' distances.

A Note on the Mapping of Green Infrastructure

The maps shown for analysis of green infrastructure facilities within this document identify points of access to these rather than the extent of the part itself.

Neighbourhood Description

- 1.1 The neighbourhood of Southchurch is located to the east of the Southend central area. Its boundary is formed by Eastern Avenue/Royal Artillery Way to the north, Thorpe Hall Avenue to the east, Queensway and Sutton Road to the west, and to the south by a combination of Woodgrange Drive and the Thames Estuary between Lifstan Way and Arnold Avenue. Southchurch rail station is located in the south-central part of the neighbourhood, with services east to Shoeburyness, and west to Southend Central and beyond to London Fenchurch Street Station.

Demographic Profile

- 1.2 The total population of Southchurch is 34,237 as of the mid-2018 census update (marked in table 1) and makes up 18.66% of Southend Borough's total population. It is the second most populous neighbourhood within Southend, after Leigh. The analysis of demographic make-up for this area is taken from the three political wards of Southchurch, Kursaal and St Lukes, which closely align with the neighbourhood boundaries. Demographic information is sourced from the Southend Ward Profile summaries¹.
- 1.3 There is a 2% lesser proportion of people between the ages of 65 to 84 within Southchurch than across the borough as a whole, making it a slightly younger neighbourhood. The proportion of people in 'very good health' is just over 2% lower than the borough average, however only 0.2% more people claim to be in 'very bad health' when compared to the borough average.
- 1.4 The number of people in full-time and part-time employment is very closely aligned with the borough average, suggesting a working population that is reflective of Southend borough. Car ownership is on par with the borough average at one car for every 2.2 people.

¹ https://www.southend.gov.uk/downloads/download/353/ward_profiles

Key to infrastructure mapping and completeness heat mapping used in this section of the report:

Infrastructure

SOCIAL INFRASTRUCTURE

Education

- NURSERIES
- PRIMARY SCHOOLS
- SECONDARY SCHOOLS

Health

- DOCTORS
- DENTISTS
- PHARMACIES

Civic

- LIBRARIES
- PLACES OF WORSHIP
- PUBLIC CONVENIENCES
- COMMUNITY CENTRES & HALLS

Sports & Leisure

- PLAYING PITCHES - Access Point
- LOCAL PLAY EQUIPPED PLAY AREAS - Access Points

GREEN INFRASTRUCTURE

- AMENITY GREENSPACE - Access Points
- ALLOTMENTS OR GROWING SPACES - Access Points
- NATURAL & SEMINATURAL GREENSPACES - Access Points
- PARKS OR GARDENS - Access Points
- PARKS OR GARDENS - Area

TOWN CENTRE USES

- LOCAL SHOPS
- SUPERSTORES
- Local & Neighbourhood Centers
- Town & District Centers

TRANSPORT INFRASTRUCTURE

- TRAIN STATIONS
- Bus Routes**
 - 4 or more services per hour
 - less than 4 services per hour
 - Bus Stops - less than 4 services per hour
 - Bus Stops - 4 or more services per hour

Completeness

- District / Borough Boundaries
- Settlement / Neighbourhood Boundaries

Walking Completeness Score

- 1 - 4
- 5 - 7
- 8 - 10
- 11 - 13
- 14 - 17

Note: A completeness score of 1-4 is low and 14-17 is high

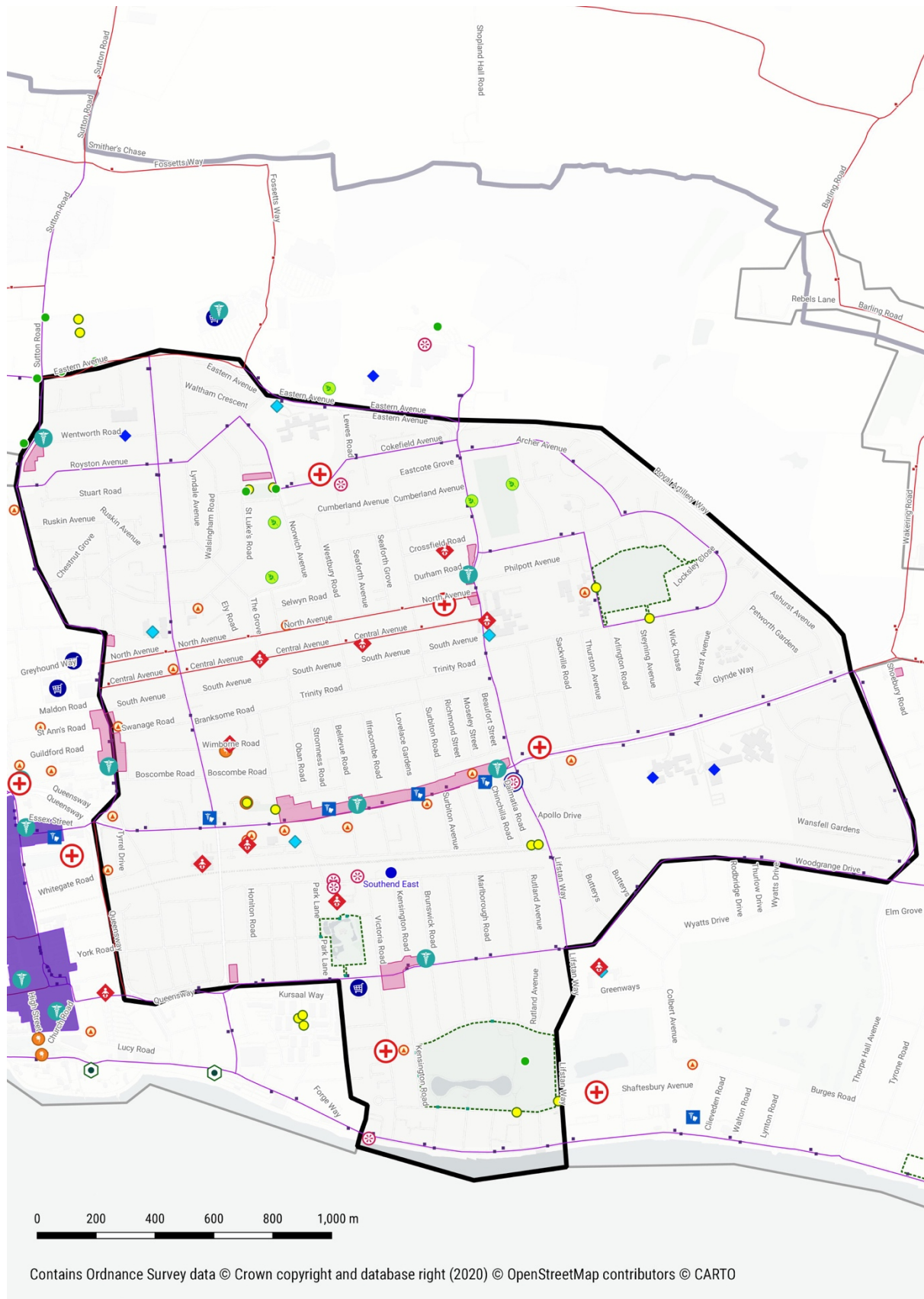


Figure 1 - Map of infrastructure, services and facilities within the Southchurch neighbourhood

		Southchurch Ward		Kursaal		St Luke's Ward		Combined Wards Total		Southend Borough	
Data Source		No.	%	No.	%	No.	%	No.	% (ave)	No.	%
Mid-2018 Census	Population							34,237	*18.66	183,486	
Public Health England, 2016	Population	10,005	*5.60	11,585	*6.48	11,345	*6.35	32,935	*18.43	178,702	
	Age under 16	1,951	**19.5	2,511	**21.7	2,391	**21.1	6,853	**20.8	34,311	19.2
	Age 25 – 64	4,696	**46.9	6,364	**54.9	6,089	**53.7	17,149	**51.8	92,746	51.9
	Age 65-84	2,002	**20.0	1,063	**9.2	1,421	**12.5	4,486	**13.9	28,592	16
2011 Census	Population in very good health	4,128	**42.5	4,718	**42.4	4,907	**43.8	13,753	**42.9	80,595	45.1
	Population in very bad health	143	**1.5	178	**1.6	147	**1.3	468	**1.5	2,323	1.3
	Households one person over age 65	629	**15.5	554	**10.9	551	**11.9	1,734	**12.8	24,482	13.7
NOMIS, 2011	Full time employee	2,621	**67.2	3,695	**72.3	3,745	**70.8	10,061	**70.1	125,806	70.4
	Part time employee	1,279	**32.8	1,416	**27.7	1,546	**29.2	4,241	**29.9	52,896	29.6
	Retired	399	**7.1	260	**3.5	284	**3.9	943	**4.8	9,114	5.1
2011 Census	All cars in the area	4,733		5,087		4,897		14,717		81,331	
	Ratio Cars : People	1 : 2.1		1 : 2.3		1 : 2.3		1 : 2.2		1 : 2.2	

*percentage represents proportion of Southend Borough total population

** percentage represents proportion of Ward total population

Table 1- Southchurch Ward Demographic Profile Summaries versus Southend Borough

Socio-Economic Indicators

- 1.5 Figure 2 below shows the Indices of Multiple Deprivation across Southchurch, using the Lower Super Output Areas (LSOAs) within the neighbourhood boundary.
- 1.6 These indices reveal that residents within the neighbourhood range from the being in the most deprived decile up to the least deprived decile. The two most deprived LSOAs are in the north eastern corner of Southchurch where, of the seven different indices of deprivation, the 2019 study² found the following categories to be the worst performing within the neighbourhood (the 'worst' being 1st to 5th most deprived decile):
- Income deprivation (most deprived decile)
 - Employment deprivation (most deprived decile)
 - Education, skills and training deprivation (most deprived decile)
 - Health deprivation and disability (most deprived decile)
 - Crime (2nd most deprived decile)
 - Barriers to housing and Services (4th most deprived decile)
- 1.7 Conversely Living Environment deprivation in Southchurch is within the 8th least deprived decile.
- 1.8 Data collected in the 2011 National Census shows that 7.94% of the population of Southchurch Ward, and parts of Kursaal and St Luke's Wards, identify as having an ethnic minority background. This is marginally greater than the borough average of 6.6%.

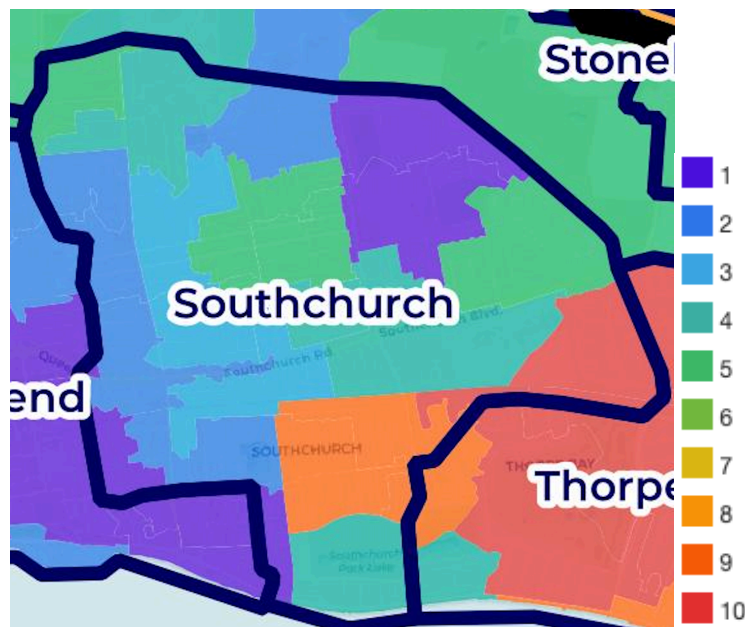


Figure 2 - Southchurch Indices of Multiple Deprivation map. 1 is high IMD and 10 low

² English indices of deprivation 2019: http://dclgapps.communities.gov.uk/imd/iod_index.html#

Population Density

- 1.9 There is a high variation in the population density across Southchurch with lows below 10 people per hectare (pph), reaching up to 151-247pph. There is a very clear pattern of lower density in the east, gradually increasing to the highest density in the west.
- 1.10 The least dense areas dotted along the northern boundary of Southchurch can be attributed to the undeveloped green belt which the neighbourhood abuts. The anomaly area in the north eastern corner with one of the highest densities of 151-247pph can be directly attributed to one high rise residential block of thirteen storeys and some three storey apartment buildings surrounding it.
- 1.11 The pocket of high density in the south western corner, on the boundary with Southend, is almost exclusively comprised of compact, gridded residential streets of terraced houses, with some high-rise residential buildings interspersed amongst lower rise buildings.
- 1.12 There is a moderate population density ranging from 51-74pph to 108-150 in a small area in the central west along Southchurch Road where the primary local centre is located. The lower density (10-50pph) large area in the east is likely to be caused by the close location of a combination of Southend High School for Girls, Southchurch High School, Bournes Parks and St Nicholas school, as well as the A13 and railway line taking up otherwise developable space.

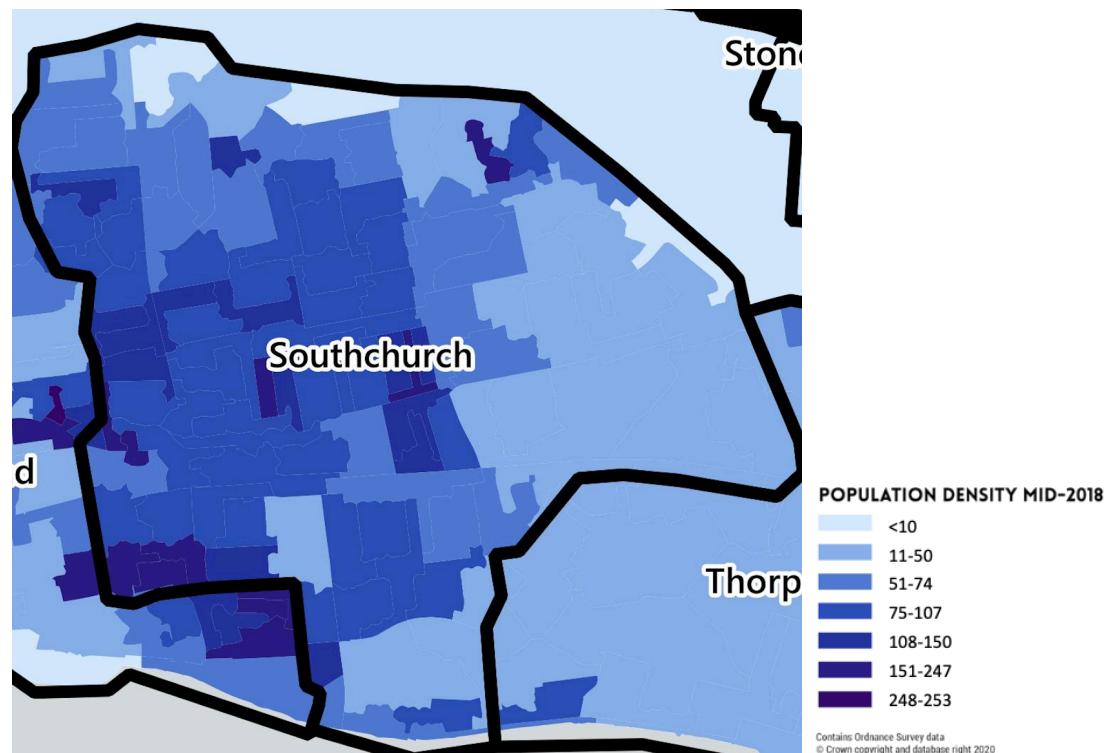


Figure 3 - Southchurch Density Pattern

Walking catchments: Education

- 1.13 Within Southchurch, there are eight nurseries, four primary schools, and two secondary schools. Southchurch contains the highest number of nurseries of all neighbourhoods in Southend. The area is also within the catchment of some facilities located in adjacent neighbourhoods, including one secondary school north of the neighbourhood boundary, and a nursery and primary school in Thorpe Bay.
- 1.14 Areas within walking distance of education facilities in Southchurch are shown in Figure 4. This analysis is based on the following walking distances:
- | | |
|--------------------|---|
| Nurseries: | 12.5 minute walk time / 1,000 metre catchment |
| Primary Schools: | 10 minutes / 800 metres |
| Secondary Schools: | 15 minutes / 1,200 metres |
- 1.15 Almost the entirety of Southchurch is within walking distance of nurseries, with only the north-western and east-most parts of the neighbourhood falling slightly outside the walking catchment. The lack of access in the east of the area may be caused in part by the rail corridor that passes through the neighbourhood.
- 1.16 Regarding primary schools, almost the entirety of Southchurch falls within walking distance of these facilities. The eastern section of the neighbourhood is again outside of this catchment. Lastly, most of the neighbourhood north of the rail corridor is within walking distance of a secondary school. However, the location of the secondary schools, in the north and east of the neighbourhood, in combination with limited rail crossings, means that the majority of the neighbourhood south of the rail tracks is not within walking distance to secondary schools.
- 1.17 The percentage of area that is covered by the catchment thresholds to each type of education infrastructure can be summarised below:
- | | |
|-------------------|-------|
| Nurseries | 89.8% |
| Primary Schools | 89.6% |
| Secondary Schools | 79.5% |
- 1.18 The average coverage for education facilities in Southchurch is 86.3%.

Walking catchments: Health

- 1.19 Southchurch has four doctors surgeries, five pharmacies and four dentists. The GP surgeries are evenly spread across the neighbourhood, providing good pedestrian access for most residents. There are some 'black spots' on both the western and eastern boundaries of Southchurch, however facilities in neighbouring Southend and Thorpe Bay, and the catchment areas associated with these, supplement provision within Southchurch. Access to healthcare facilities in Southchurch is based on the following walking distances and times:

Doctors Surgery: 10 minute walk time / 800 metre catchment

Dentists: 10 minutes / 800 metres

Pharmacy: 15 minutes / 1,200 metres

- 1.20 The Pharmacies are evenly spread across the neighbourhood, and due to the larger catchment distance, provide a pedestrian-accessible service to a large portion of Southchurch. All four dentists are located along Southchurch Road.

- 1.21 The percentage of area that is covered by the catchment thresholds to each type of health infrastructure can be summarised below:

Dentists 65%

Doctors 94.2%

Pharmacies 99%

- 1.22 The average coverage for health facilities in Southchurch is therefore 86.1%.

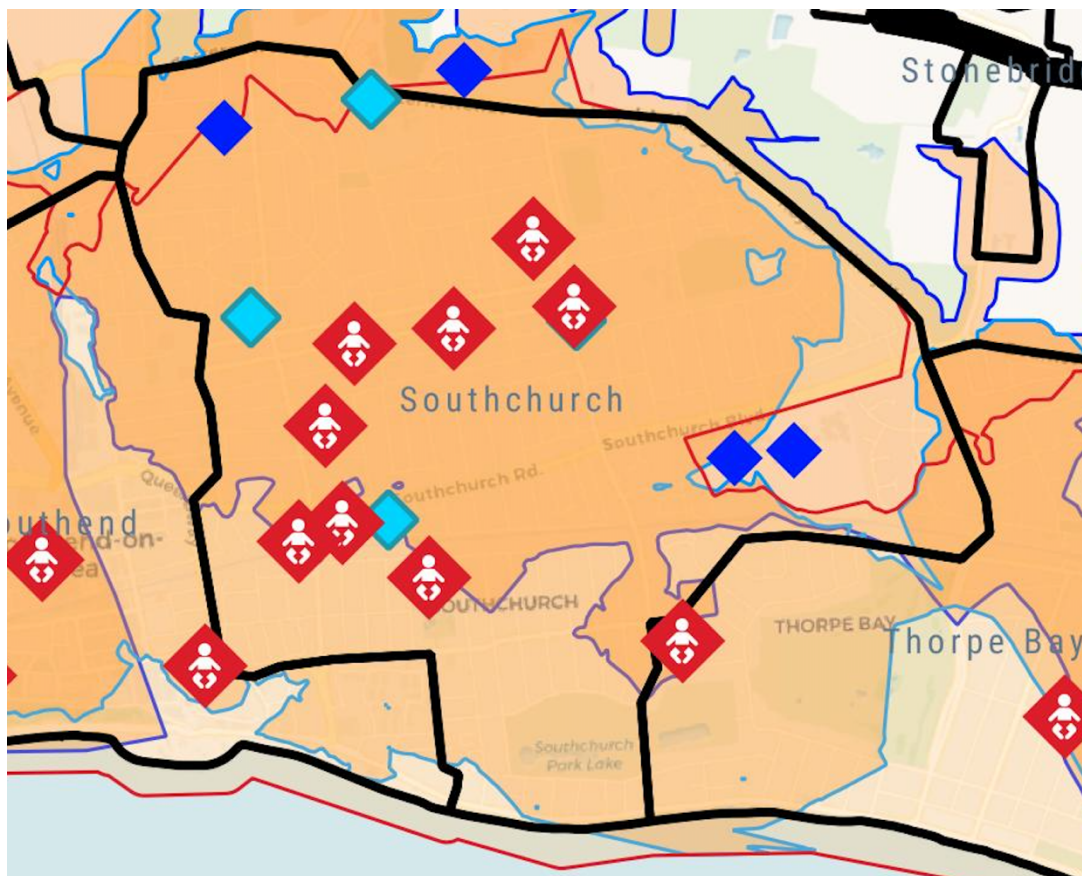


Figure 4 - Southchurch Education Facilities and Catchment Areas

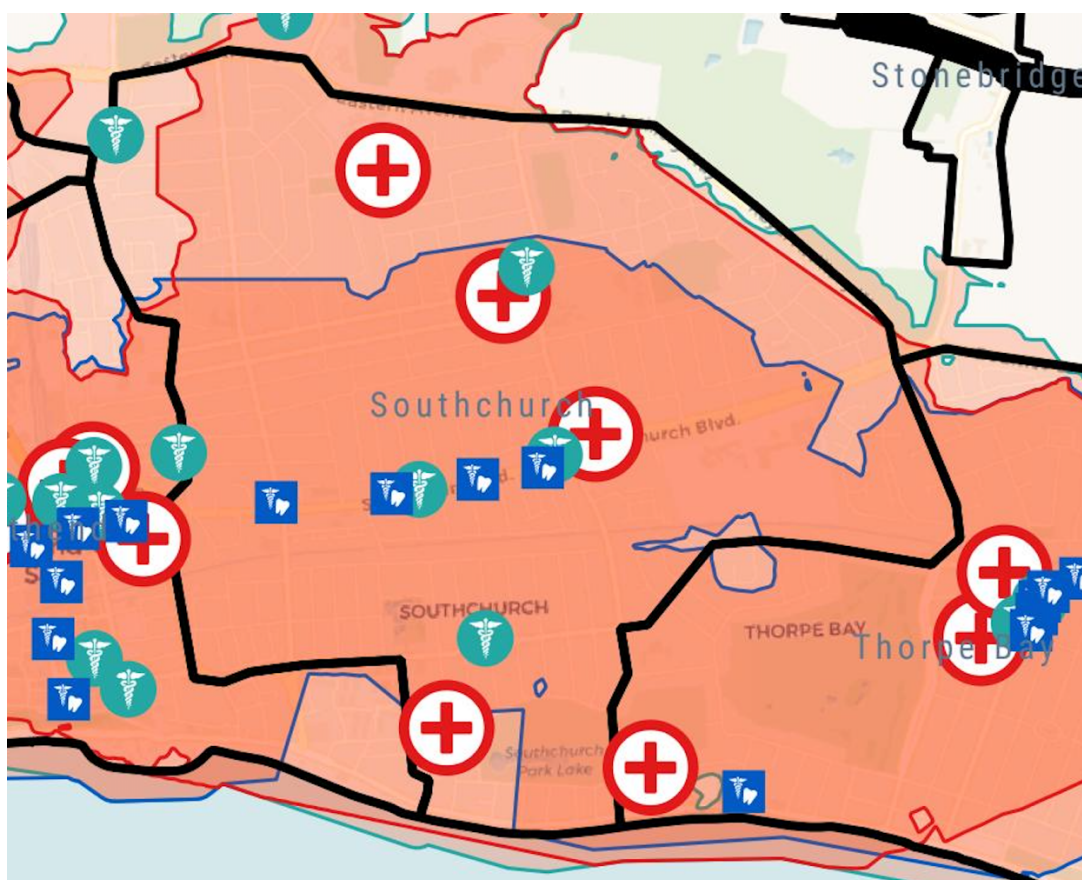


Figure 5 - Southchurch Health Facilities and Catchment Areas

Walking catchments: Civic facilities

- 1.23 There are fifteen places of worship in Southchurch, five community centres and one library (see Figure 6). Access to civic facilities in Southchurch is based on the following walking distances and times:

Community Centres / Halls:	10 minute walk time / 800 metre catchment
Libraries:	10 minutes / 800 metres
Places of Worship:	12.5 minutes / 1,000 metres
Public Conveniences:	10 minutes / 800 metres

- 1.24 The central and western border of Southchurch has the greatest access to the three civic infrastructure categories. The presence of similar facilities in the Southend (central) neighbourhood means that parts of Southchurch also benefit from being in the catchment of some of these.. Most of the neighbourhood is within the walking catchment of one or more places of worship and community centres, though with more limited coverage to the east of the neighbourhood towards Thorpe Bay.

- 1.25 The percentage of area that is covered by the catchment thresholds to each type of civic infrastructure can be summarised below:

Community Centres	76.3%
Libraries	34.9%
Public Conveniences	3.6%
Places of Worship	99.1%

- 1.26 The average coverage for civic facilities in Southchurch is 53.5%.

Walking catchments: Sports and leisure facilities

- 1.27 Southchurch has seven locally equipped play areas and two playing pitches (see Figure 7). It also benefits from provision of facilities located outside but immediately adjacent to the neighbourhood boundary, particularly to the north, but where the main road forms a barrier to walking. Access to sports and leisure facilities in Southchurch is based on the following walking distances and times:

Playing pitches: 15 minute walk time / 1,200 metre catchment

Local Play / Equipped Play: 8 minutes / 650 metres

- 1.28 The playing pitches in the north of Southchurch are small and do not offer a great variety of activities. This northern portion does however benefit from being within the catchment area of a variety of large facilities just outside the boundary including a surfaced athletics track, tennis courts, swimming centre, cricket grounds, football clubs, a golf course and more- some run privately, some publicly.

- 1.29 Most areas within Southchurch fall within the catchment area of the numerous locally equipped play areas evenly spread around the neighbourhood. The only 'black spot' to these facilities is in the eastern corner due to severance created by the railway line and a general lack of proximity.

- 1.30 The percentage of area that is covered by the catchment thresholds to each type of sports and leisure infrastructure can be summarised below:

Locally Equipped Play Areas 87.4%

Playing Pitches 70%

- 1.31 The average coverage for sports and leisure facilities in Southchurch is 78.7%.

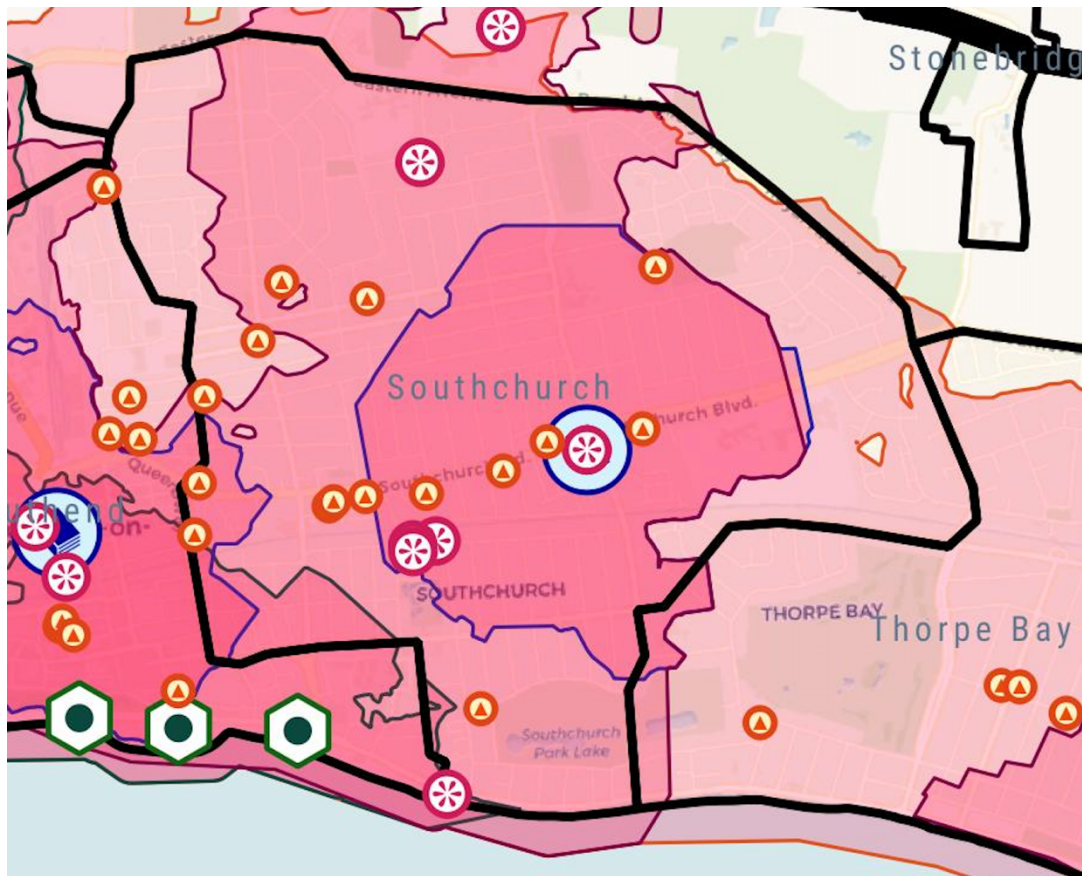


Figure 6 - Southchurch Civic Facilities and Catchment Areas

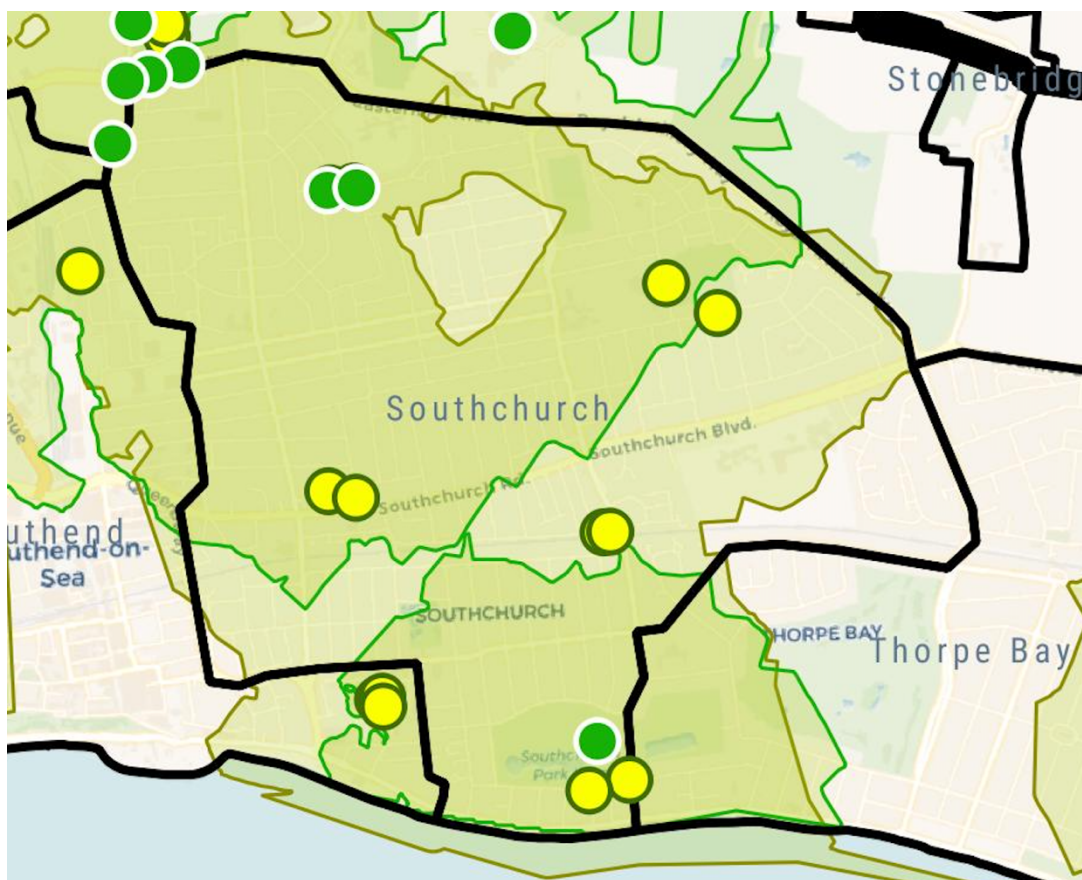


Figure 7 - Southchurch Sports and Leisure Facilities and Catchment Areas

Walking catchments: Green infrastructure

- 1.32 Southchurch has four allotments, twelve park and garden locations and two amenity green space locations (see Figure 8). Access to green infrastructure in Southchurch is based on the following walking distances and times:

Parks and Gardens:	8.75 minute walk time / 710 metre catchment
Amenity Green Space:	5.75 minutes / 480 metres
Natural / Semi-natural space:	9 minutes / 720 metres
Allotments:	2.5 minutes / 200 metres

- 1.33 The smaller, 200 metre walking catchments of allotments means that, despite having numerous such facilities, the coverage across this large neighbourhood is marginal.

- 1.34 Much of the neighbourhood is within the walking catchment of a park and garden, in part due to their catchment distance of 710 metres. There are also two amenity green spaces located near each other however these are small and closely surrounded by built up areas. There are no natural or semi natural greenspace areas within Southchurch.

- 1.35 The percentage of area that is covered by the catchment thresholds to each type of green infrastructure facility can be summarised below:

Amenity Greenspaces	16.5%
Parks or Gardens	69.4%
Allotments or Growing Spaces	4.7%
Natural / Semi-natural Spaces	0.00%

- 1.36 The average coverage for green infrastructure in Southchurch is 22.6%.

Walking catchments: Town centre uses

- 1.37 Southchurch has five different Local or Neighbourhood Centre locations, and one superstore located outside of the Local Centres. The location and provision of local shops and services in Prittlewell is mapped in Figure 9. Access to these uses is based on the following walking distances and times:

Local / Neighbourhood Centre: 7.7 minutes / 600 metres catchment

District / Town Centre: 21.75 minutes / 1,750 metres

Superstore: 25 minutes / 2,000 metres

Local shops: 5.5 minutes / 450 metres

- 1.38 The South Essex Retail Study (2017) categorises Southchurch as a Local Centre which are defined as centres that “serve a local catchment and are characterised by a reasonably high proportion of service and convenience retail floorspace”³ However the Southend on Sea Retail and Leisure Study (2018) does not include Southchurch in its hierarchy list of Local Centres.

- 1.39 The closest Town or District Centre to Southchurch is central Southend. Much of Southchurch is within the 1,750-metre catchment of this centre, providing many residents with a range of retail services within walking distance. The entire area of Southchurch is also within the 2,000-metre walking catchment of either the one superstore located in the south of the neighbourhood, or one of the others in surrounding areas. Equally, very nearly all of Southchurch is within a walking catchment to a local centre. There are no local shops outside of these local centres to service residents who are not within the local centre catchments.

- 1.40 There is a good correlation between the location of Local Centres identified in Figure 57 and other community infrastructure such as pharmacies, doctors, dentists, community centres, schools and places of worship. This increases the overall amenity of these areas and the chances of local residents being able to meet their daily needs there. The percentage of area that is covered by the catchment thresholds to each type of town centre infrastructure can be summarised below:

Superstores	100%
Local / neighbourhood centre	92.3%
Town and district centres	80.9%
Local Shops	0%

- 1.41 The average coverage for town centre uses in Southchurch is 68.3%.

³ South Essex Retail Study 2017: <https://localplan.southend.gov.uk/sites/localplan.southend/files/2019-02/South%20Essex%20Retail%20Study%202017%20Volume%201.pdf>

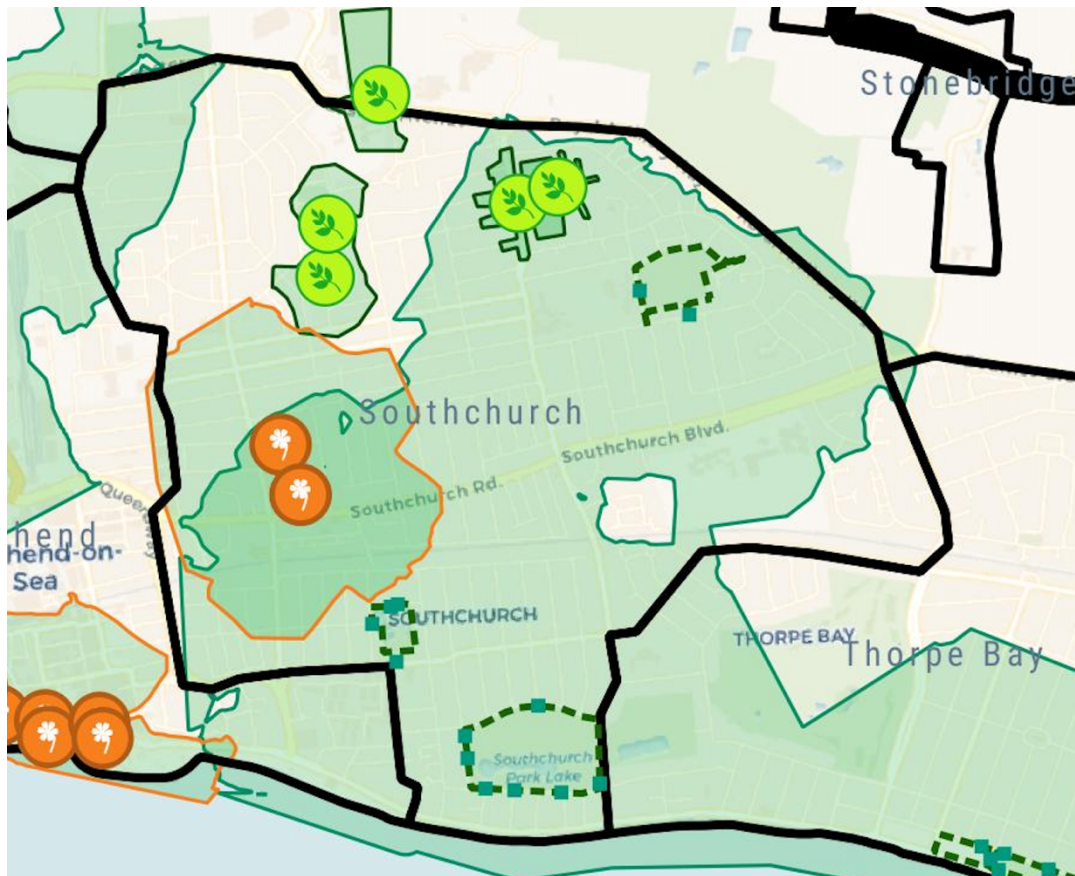


Figure 8 - Southchurch Green Infrastructure Facilities and Catchment Areas

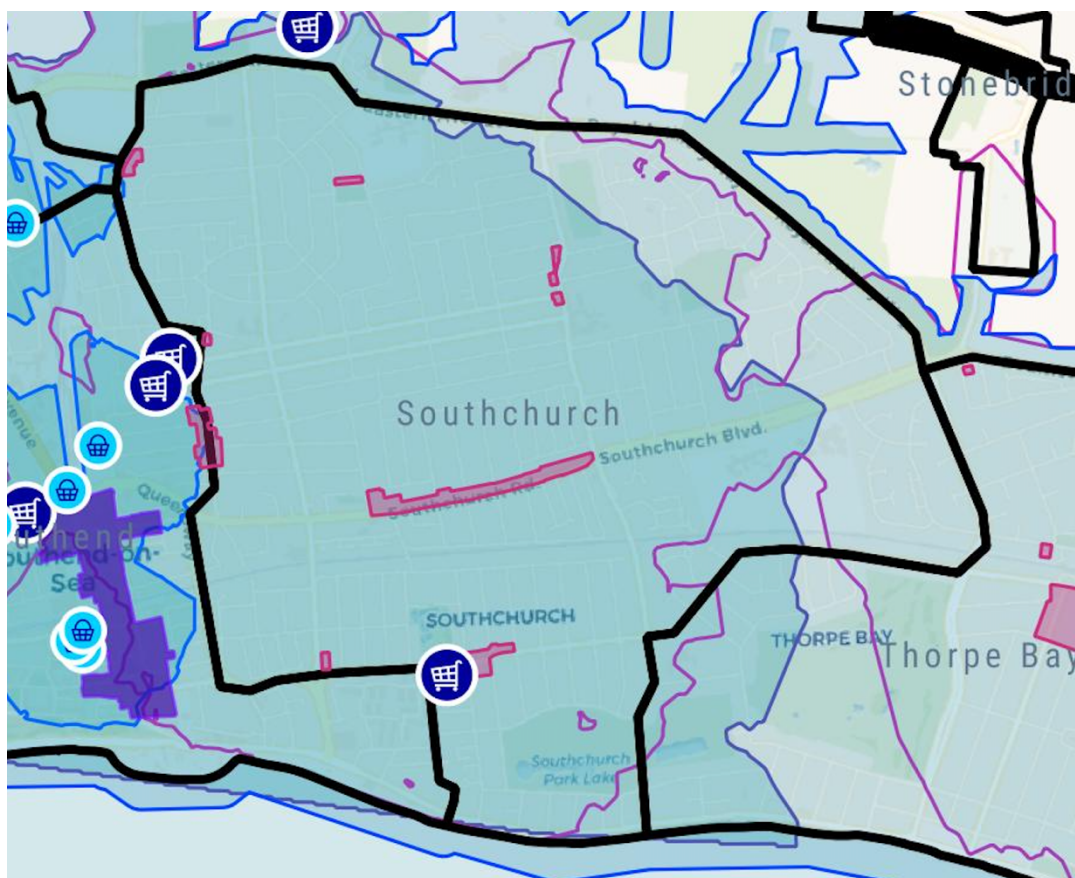


Figure 9 - Southchurch Town Centre Facilities and Catchment Areas

Summary of day-to-day services

- 1.42 Figure 10, below, overlays all the walking catchments for the day-to-day infrastructure categories discussed up until this point in the report which shows the ranging levels of completeness. A fully “complete” area would be one where all twenty day-to-day services and facilities are accessible within walking distance – however, the highest number of infrastructure facilities within walking distance of an area in Southend borough is seventeen. Therefore a “complete” area within this analysis is considered to be one with access to between 14 and 17 different types of facilities.
- 1.43 The average completeness score for Southchurch is 65.9%, with heat mapping indicating the most complete area to be within walking catchment of between 14-17 day-to-day facilities. The areas with the highest degree of completeness are focused within the mid-western portion, where there is a greater confluence of local shops (due to the neighbourhood’s primary local centre being located along Southchurch Road), places of worship, nurseries, primary schools, secondary schools, green space and all three health facilities (doctor, dentist and pharmacy). There is another outlying ‘hotspot’ of completeness on the eastern border with Thorpe Bay. This particular area is not the location for many individual pieces of infrastructure, however it is in a good location to access many surrounding pieces of infrastructure such as Southend High School for Girls to its north, Greenways Primary School (and nursery) to the south, a doctors surgery, pharmacy, place of worship some community centres, local play areas, parks and gardens, a local retail centre, superstore and library. The central northern strip of high completeness has many infrastructure types located either on or around Hamstel Road, however this concentration of services decreases as one travels east to the boundary and Royal Artillery Way, hence why there is a much lower level of completeness here.
- 1.44 There is a slight correlation between the completeness ‘hot spots’ and higher population densities, however the most densely populated area areas are not necessarily the most complete. For instance, the largest and highest density pocket is located in the south western corner on the border of Southend which has a high completeness score of 12-13. There is a moderate population density ranging from 50-74pph to 107-150 in the central west along Southchurch Road where the primary local centre is located.

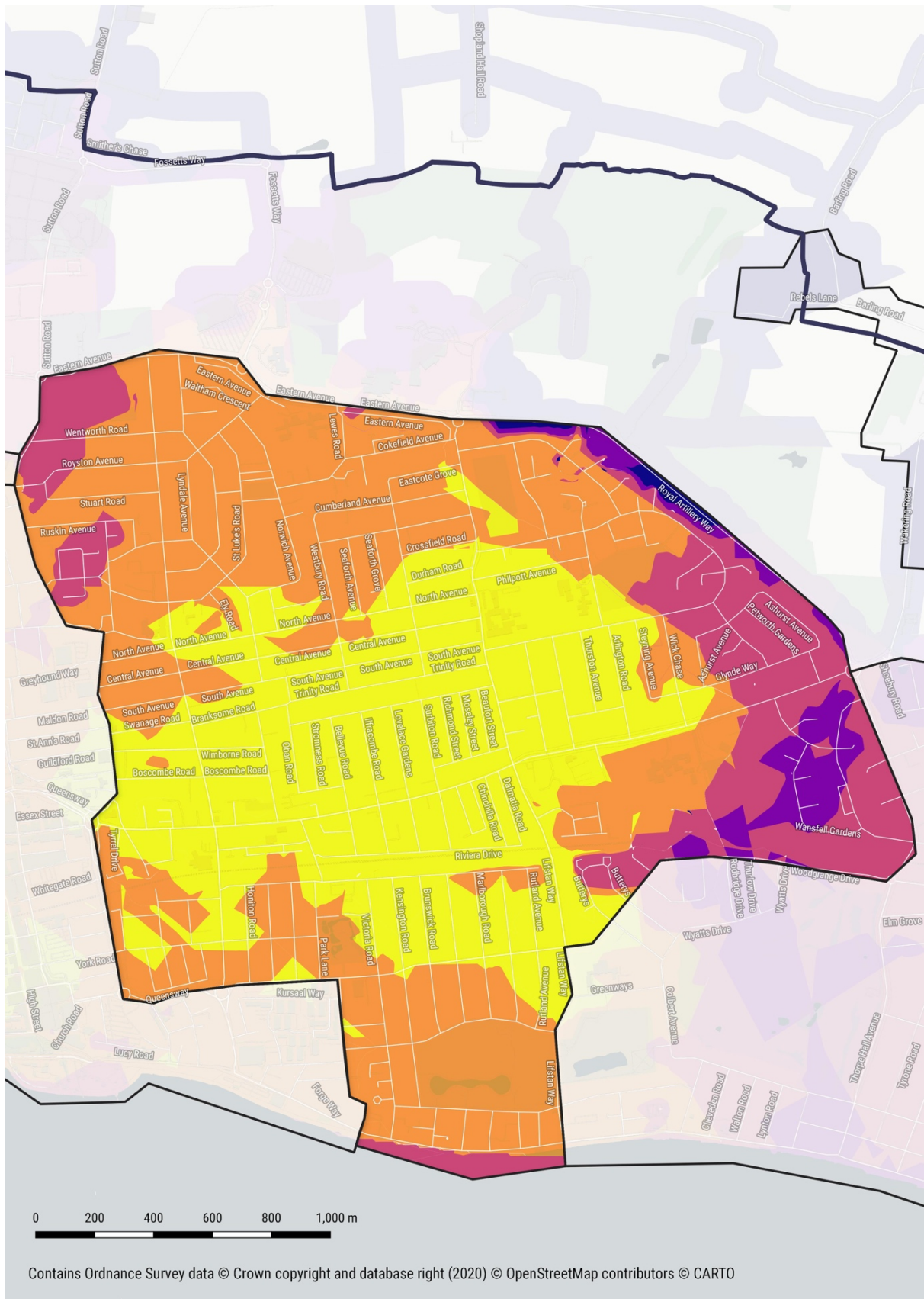


Figure 10 - Southchurch "Completeness" Heatmap

Housing Mix

- 1.45 Southchurch does not have one dominant residential type across the settlement, but a number of areas with different dominant housing typologies (figure 11). By area, the most common dominant housing type is flats and maisonettes, followed by terraced housing, semi-detached housing, and lastly bungalow housing and detached housing.
- 1.46 The price of a home varies across the neighbourhood. In the south, where flats and maisonettes are the dominant residential type, the average home price is £265,000, falling into the median price category of £232,500 - £349,999. The average home price for the semi-detached homes just north of these flats is £384,750, falling into the median housing price category of £350,000 - £924,999.
- 1.47 Parts of the neighbourhood north of the rail corridor typically fall into the median price category of £232,500 - £349,999, with exception of areas with predominantly bungalow housing or detached housing, which fall into the median price category of £350,000 - £924,999. The average price of the area with detached housing is £505,000, one of the highest average housing prices within Southend Borough, and the highest average housing price in the neighbourhood. The part of Southchurch with the lowest average housing price is the area in the centre with terraced housing (£225,000). Further information on housing mix is set out in the appendix.

Broadband speeds

- 1.48 Broadband speeds in Southchurch do not vary greatly and are very high. Speeds range from 20-30mbits/s to 70+mbits/s, however the average speed within the neighbourhood is 70+mbits/s. The slowest broadband speeds in the neighbourhood look to be in the south, close to the Thames Estuary. There appears to be very little correlation between internet speed and population density, with the western portion of the neighbourhood (150-247pph), having just as fast broadband speeds as in the east (10-50 pph). The also does not appear to be a correlation between the areas of highest “completeness” or internet speeds in the area. This implies that many of those living in an area can work efficiently from home.

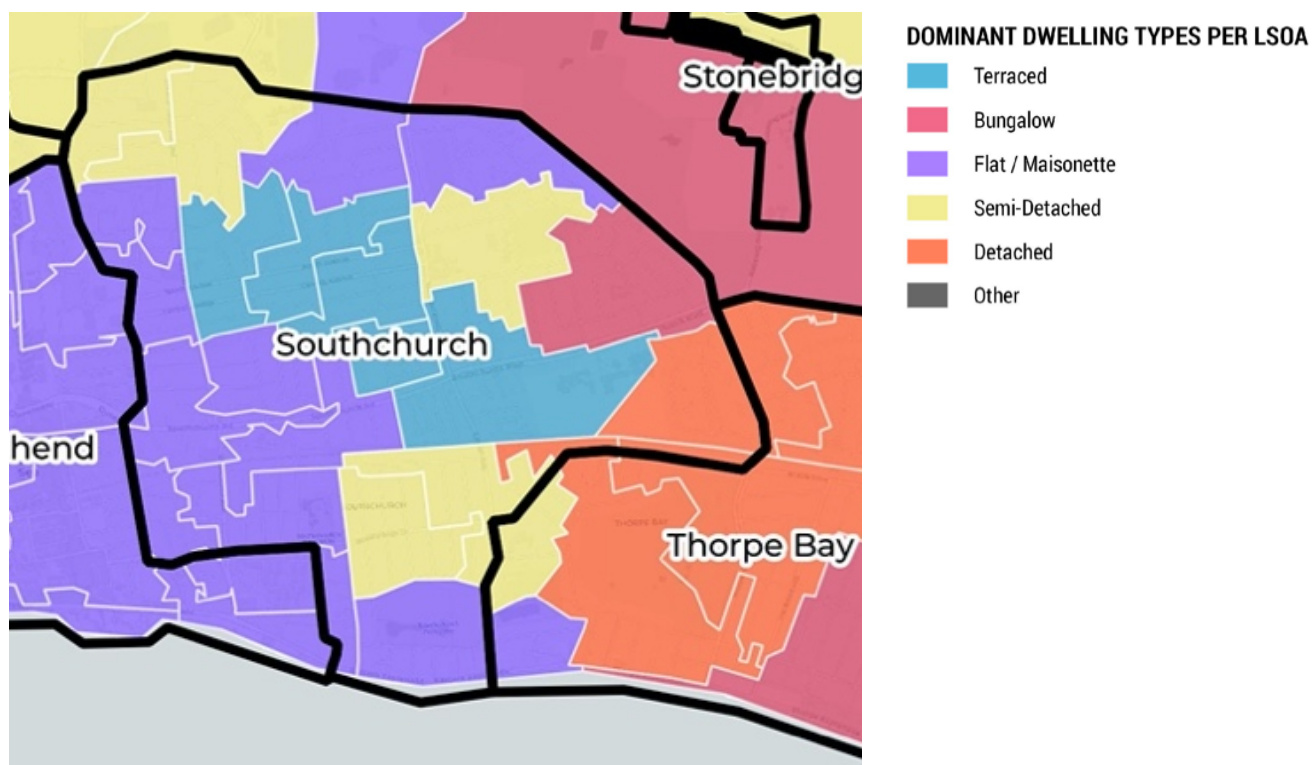


Figure 11 - Southchurch Dominant Residential Types

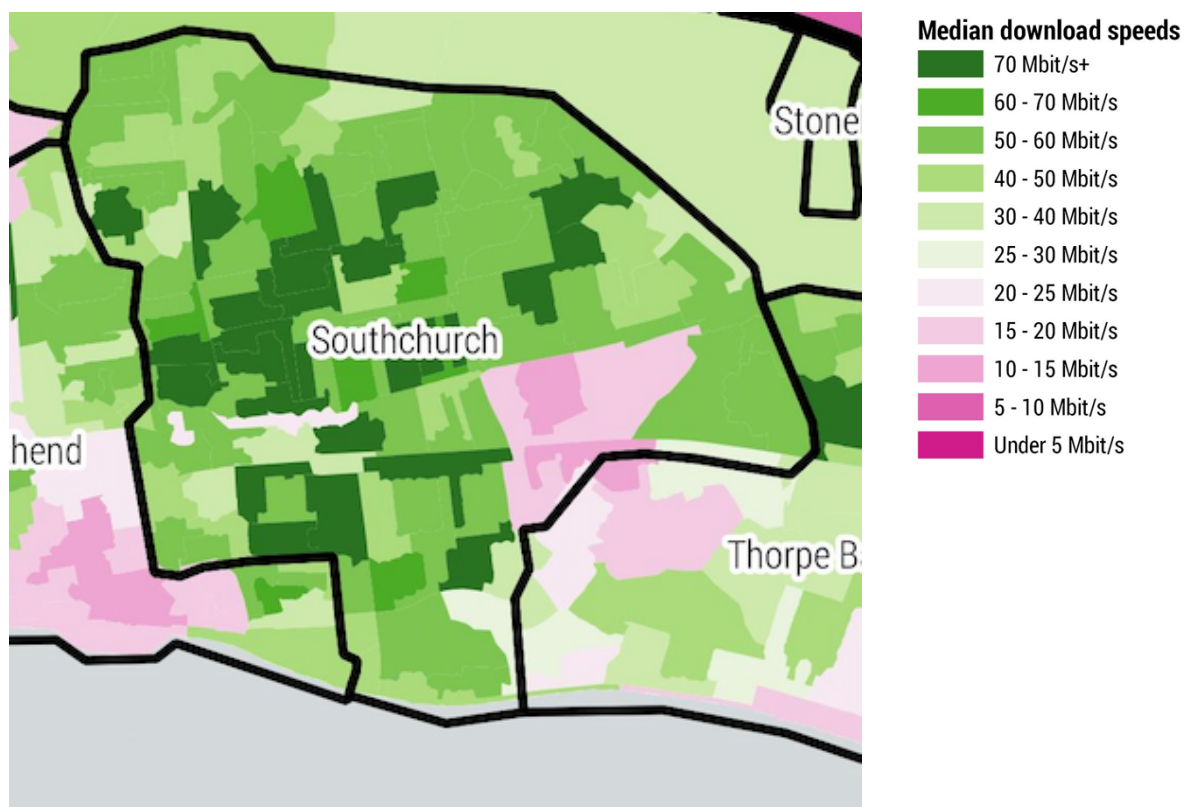


Figure 12 - Map of Broadband Speed within the Southchurch Neighbourhood

Area Summary

1.49 Demographics:

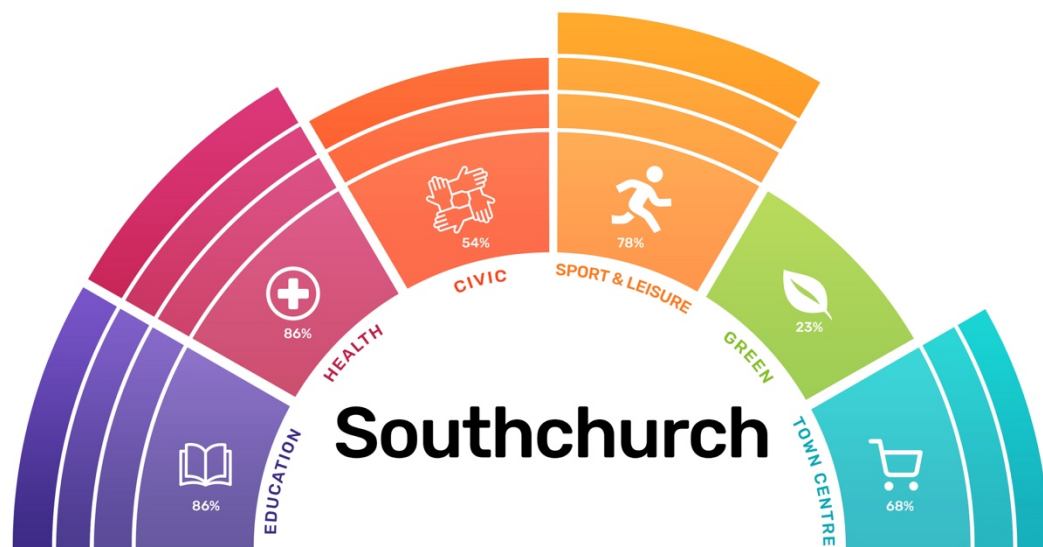
- Southchurch is the second most populous neighbourhood within Southend Borough, after Leigh, comprising 18.66% of the total borough population.
- The demographic make-up of Southchurch comprises 2% fewer people between the ages of 65-84 than Southend borough average.
- Southchurch has a high variation in terms of its population density. Some areas house below 10 people per hectare (pph) on the northern border, however other areas in the south west border with central Southend have up to 151-247pph.
- There is a clear pattern of population densities increasing from east to west.
- The housing typology directly correlates with the population densities, i.e.: the least dense area in the east is dominated by detached dwellings, whereas the most dense areas in the west are dominated by flats and maisonettes.

1.50 Day-to-day Infrastructure:

- Most day-to-day infrastructure facilities are relatively spread out across the neighbourhood.
- There are numerous local centres in both the east and the west which anchor other facilities such as health care and civic services.
- There is a good selection of schools and nurseries in the area, all of which are located close to a local retail centre.
- There is a good provision of sports and green infrastructure however there is a total lack of significant playing pitch facilities as well as natural or semi-natural green spaces.
- The walking accessibility 'hotspot' to between 14-17 of the total 20 different types of infrastructure named in this report so far is in the very centre of Southchurch.
- Only a very small portion of the neighbourhood scores below 8 in the 'completeness' score which is good for a neighbourhood so large in area.
- The highest level of completeness directly correlates with the highest population densities, with the exception of the south western corner bordering central Southend.
- Broadband speeds are consistently good across the entire neighbourhood, especially in the more densely populated areas.

1.51 The average completeness score for Southchurch is 65.9%, with heat mapping indicating the most complete area to be within walking catchment of between 14-17 day-to-day facilities.

- 1.52 The completeness score for Southchurch, by infrastructure type, is summarised below:



Appendix: Housing Mix

Information from the Valuation Office Agency (VOA) has been used to show the percentage mix of housing typologies across the study area, with the maps presented in this appendix split by housing type. This data is available at lower-layer super output area level and is the most comprehensive and up-to-date source material available that shows the housing mix at a meaningful scale. However, the boundaries of the lower-layer super output areas do not match with settlements or neighbourhood areas, so whilst the mapping does give some indication of housing mix within an area, it does not present the definitive position.

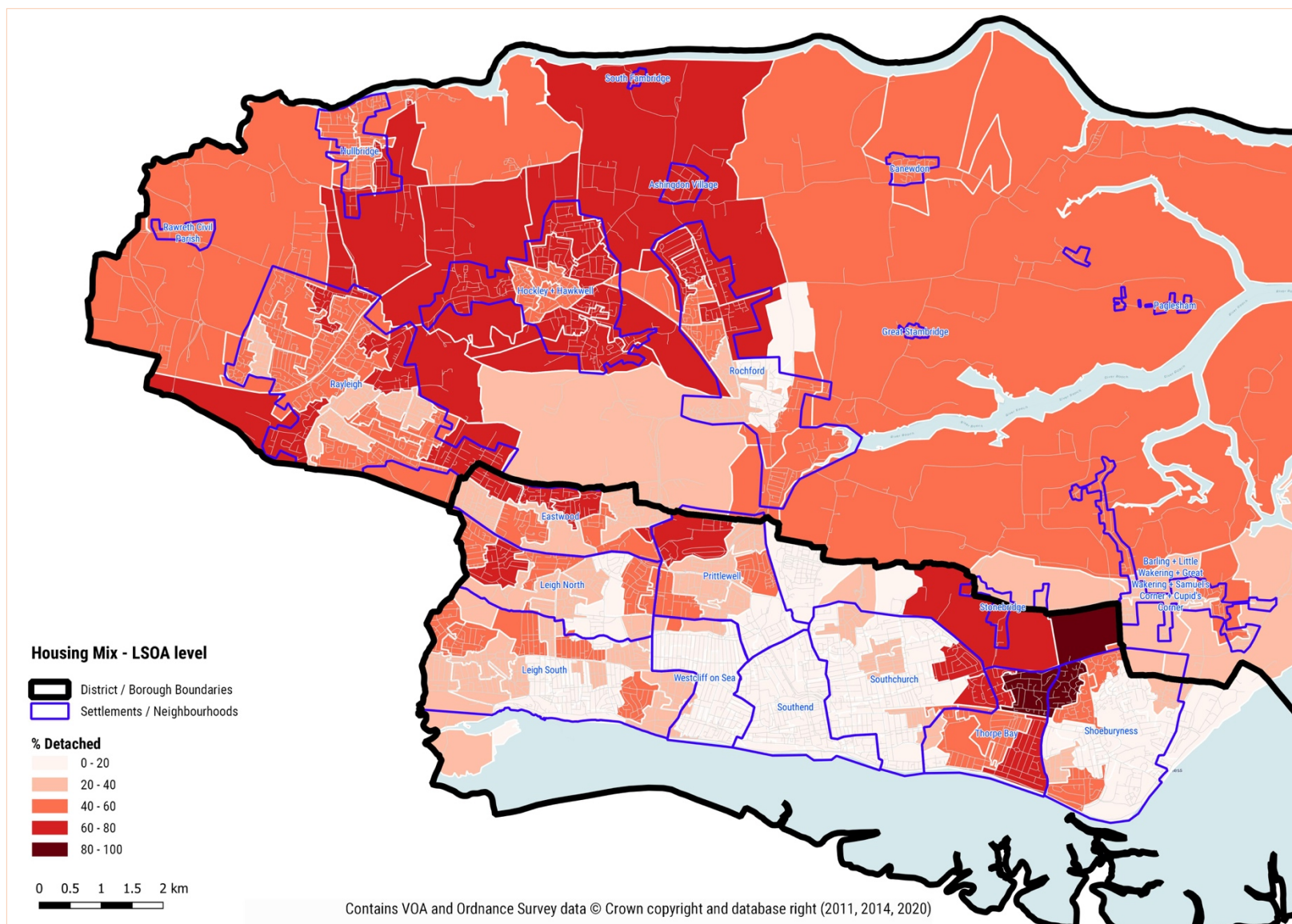


Figure 13: Proportion of detached homes in each lower-layer super output area, expressed as a percent of total homes in that area (source: VOA)

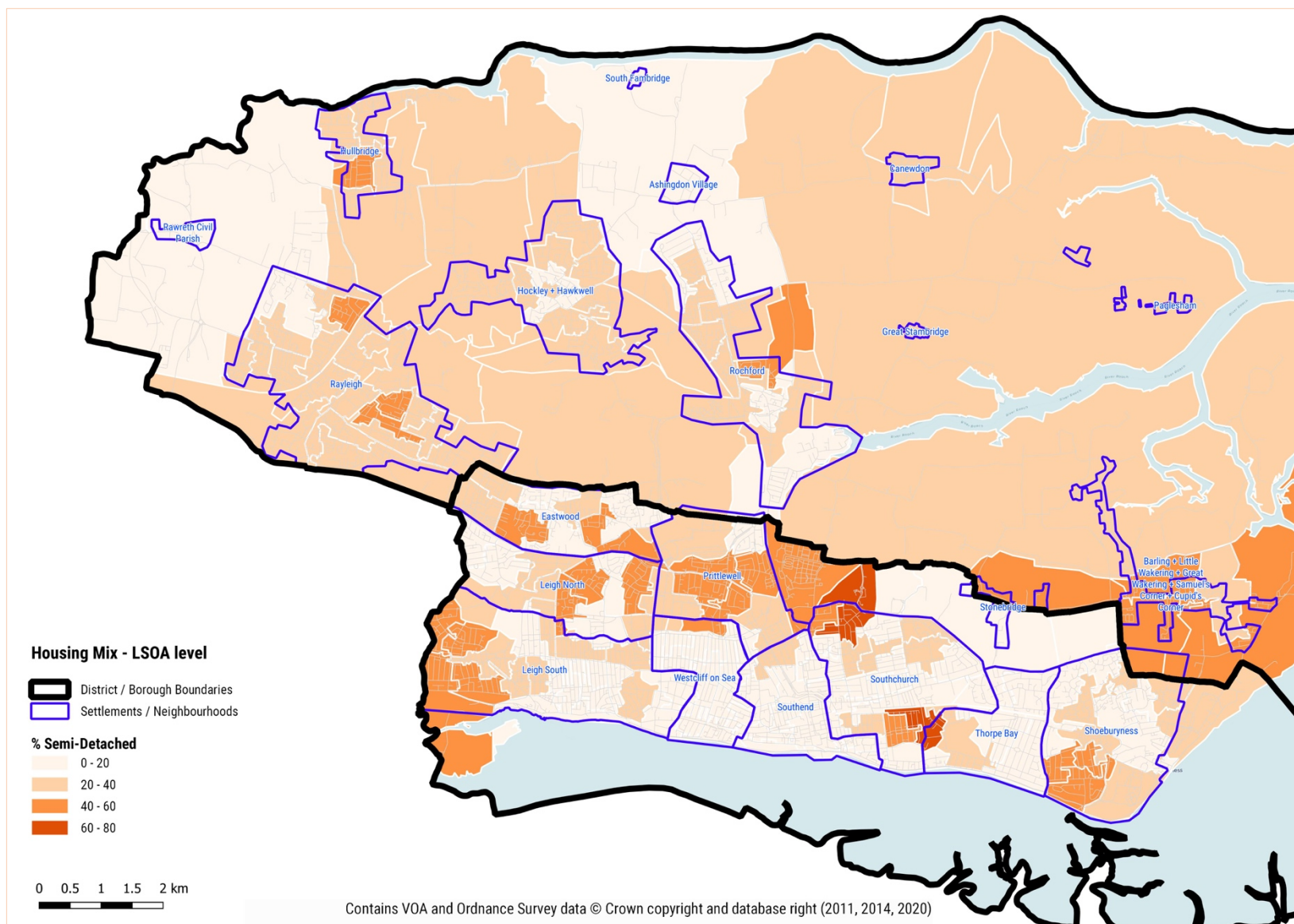


Figure 14: Proportion of semi-detached homes in each lower-layer super output area, expressed as a percent of total homes in that area (source: VOA)

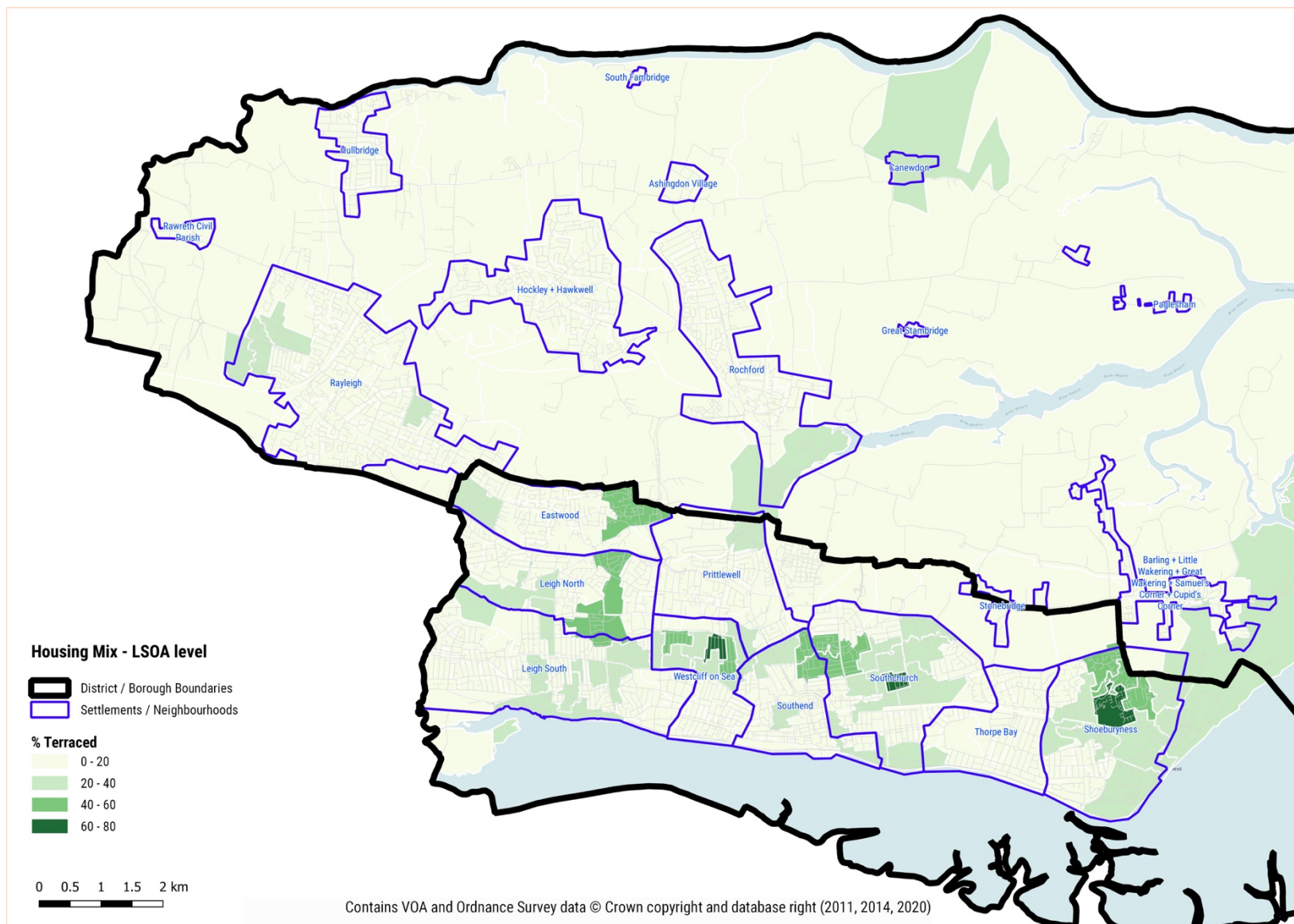


Figure 15: Proportion of terraced homes in each lower-layer super output area, expressed as a percent of total homes in that area (source: VOA)

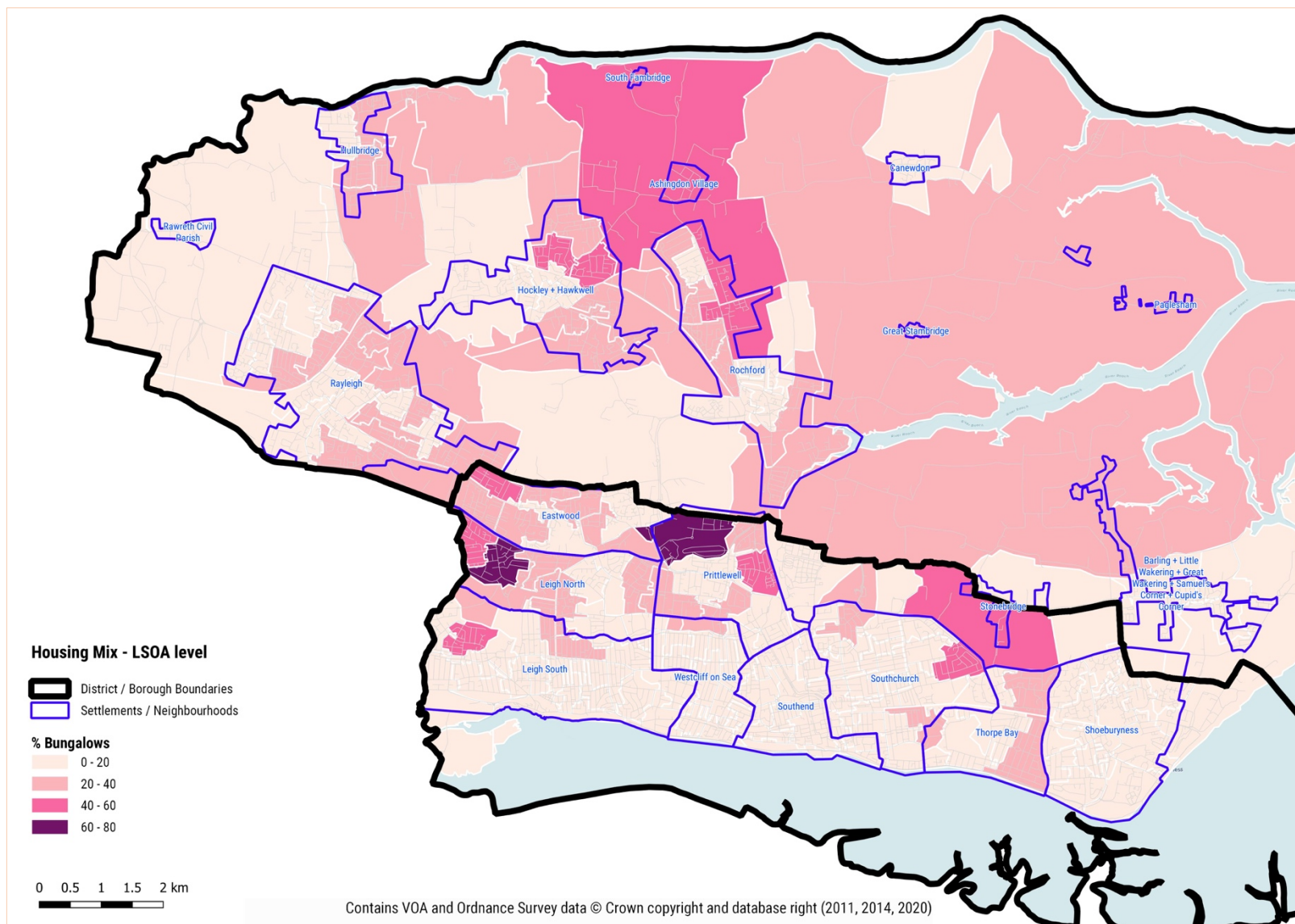


Figure 16: Proportion of bungalows in each lower-layer super output area, expressed as a percent of total homes in that area (source: VOA)

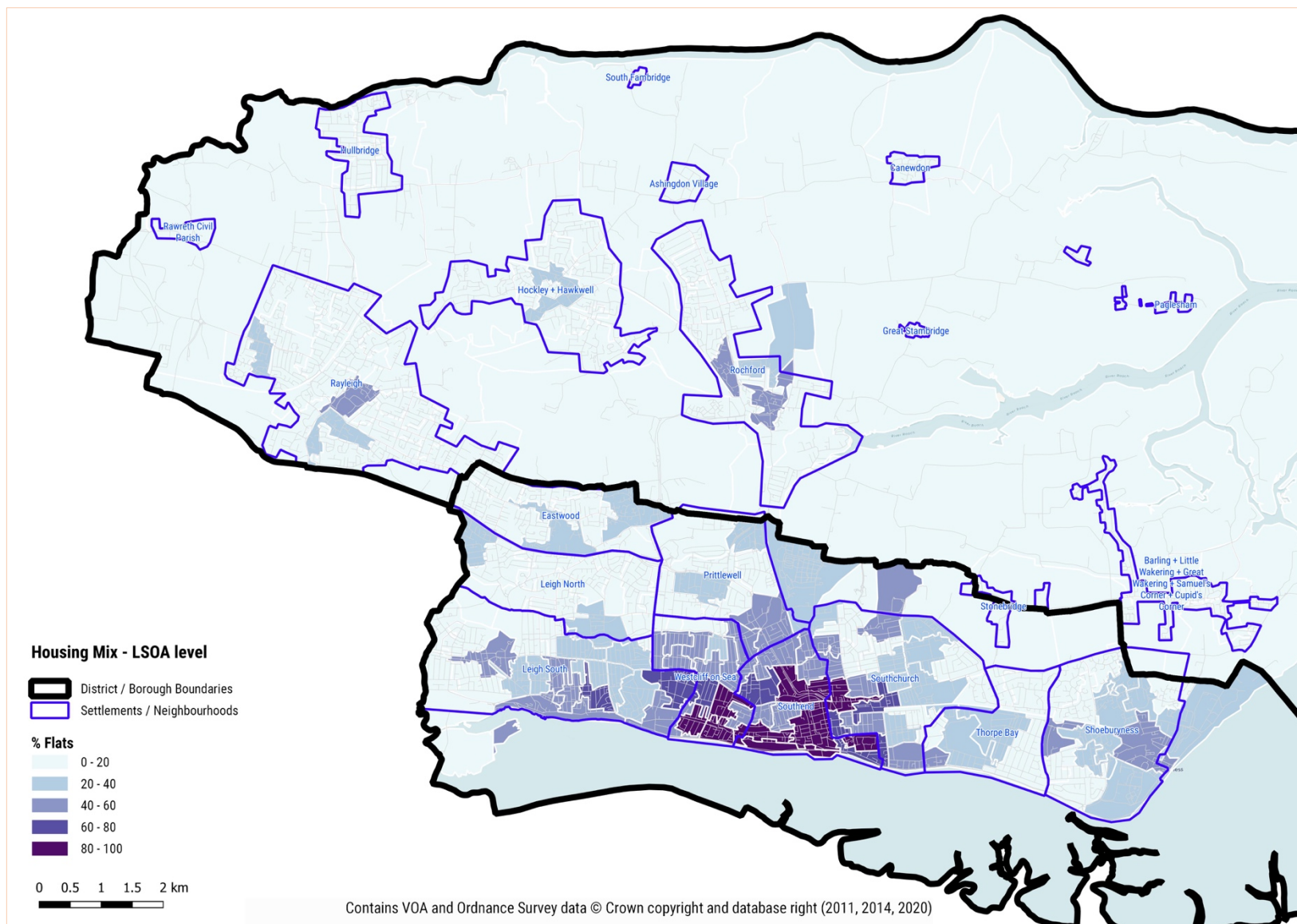


Figure 17: Proportion of flats in each lower-layer super output area, expressed as a percent of total homes in that area (source: VOA)



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