

APPENDIX A

PROPOSED DISPOSALS

REF	SITE
A1	<p>Brockley Crescent</p> <p>Site of 20 garages surrounded on all boundaries by residential housing and providing access to 2 adjoining dwellings.</p>
A2	<p>Chelmsford Drive</p> <p>Site of 12 garages surrounded by residential housing and access land.</p>
A3	<p>Cooks Close</p> <p>Site consisting of 18 garages surrounded residential housing and Lawns Recreation Ground.</p>
A4	<p>Daventry Road</p> <p>Site of 16 garages surrounded by residential housing.</p>
A5	<p>Dewsbury Road</p> <p>Site consisting of Scout hall, former horticultural hall and garage site of 26 garages.</p>
A6	<p>Kilmartin Way</p> <p>Site consisting of 15 garages.</p>
A7	<p>Navarre Gardens</p> <p>Site of 10 garages which connects to an additional garage area and is set within a residential area.</p>
A8	<p>Penn Gardens</p> <p>Site of 3 garages set between residential housing.</p>
A9	<p>Quarles Close</p> <p>Site of 18 garages surrounded by residential houses and flats.</p>
A10	<p>Tempest Way</p> <p>Site consisting of 17 garages surrounded by residential housing.</p>

A11	Vanguard Close Site consisting of 12 garages surrounded by residential houses and flats.
A12	Vernon Road Site consisting of 15 garages close to disused Council depot site.
A13	Victory Way Former garage site consisting of 41 garages which have now been demolished.

**BROCKLEY CRESCENT GARAGE SITE,
COLLIER ROW**

Housing Revenue Account or General Fund	Housing
Site Area (acres)	0.21 acres
Description	Garage site consisting of 20 garages
Current Use	As above
Site Details	<p>Description</p> <p>The site consists of 20 garages. The Housing department advise that only 2 are let and occupancy levels have been low for at least 3 years.</p> <p>Access to the site is obtained directly from Brockley Crescent.</p> <p>Principle of Development</p> <p>Planning and access issues have been considered by the relevant Officers. The site has no designation in the Local Development Framework. As such, residential use may be acceptable in principle subject to justification for the loss of parking. It should be noted, however, that it will be necessary for the individual characteristics and constraints of the site to be considered in the context of a development scheme before the planning position can be finally determined.</p> <p>Legal Title</p> <p>The site is registered in part to the Council presently with the remainder of the site in the process of registration. There are no covenants that would preclude development. Part of the land is subject to a formal right of way.</p> <p>Other</p> <p>The site provides access to adjoining properties. It is recommended that the disposal proceeds subject to the existing constraints.</p>



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No	Revisions	Int	Date



Job Title:
Brockley Crescent Garages

Drawing Title:
Site Plan

Drawn By:
nt

Scale:
1:1250 @ A4

Date:
December 2011

Drawing Number:
sps1341

**CHELMSFORD DRIVE GARAGE SITE,
UPMINSTER**

Housing Revenue Account or General Fund	Housing
Site Area (acres)	0.18 acres
Description	Garage site consisting of 12 garages
Current Use	As above
Site Details	<p>Description</p> <p>The site consist of 12 garages. The Housing Department advise that only 4 are let presently and there is alternative provision available for all tenants on Hacton Parade.</p> <p>Access to the site is obtained directly from Chelmsford Drive.</p> <p>Principle of Development</p> <p>Planning and access issues have been considered by the relevant Officers. The site has no designation in the Local Development Framework. As such, residential use may be acceptable in principle subject to justification for the loss of parking. It should be noted, however, that it will be necessary for the individual characteristics and constraints of the site to be considered in the context of a development scheme before the planning position can be finally determined.</p> <p>Legal Title</p> <p>The site is registered in part to the Council presently with the remainder of the site in the process of registration. There are no covenants that would preclude development.</p> <p>Other</p> <p>The site provides access to adjoining properties. It is recommended that the disposal proceeds subject to the existing constraints.</p>



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Job Title:
Chelmsford Drive Garages
Hornchurch

Drawing Title:
Site Plan

Drawn By:
nt

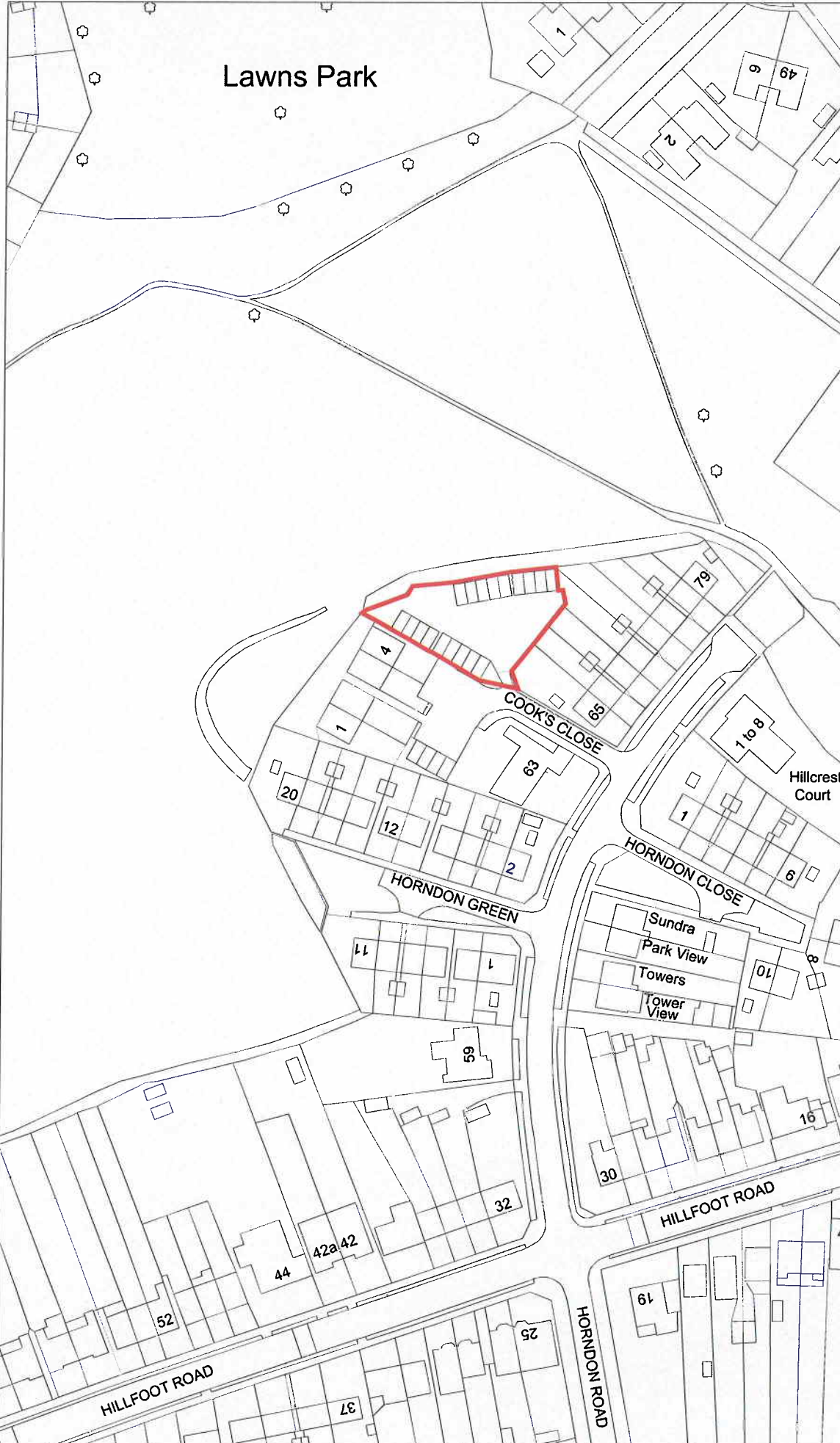
Scale:
1:1250 @ A4

Date:
December 2011

Drawing Number:
sps1342

**COOKS CLOSE GARAGE SITE,
COLLIER ROW**

Housing Revenue Account or General Fund	Housing
Site Area (acres)	0.32 acres
Description	Garages
Current Use	As above
Site Details	<p>Description</p> <p>The site consists of 18 garages. The Housing department advise that 11 are let and some alternative provision is located at Mowbrays Close.</p> <p>Access to the site is obtained from Cooks Close.</p> <p>Principle of Development</p> <p>Planning and access issues have been considered by the relevant Officers. The site has no designation in the Local Development Framework. As such, residential use may be acceptable in principle subject to justification for the loss of parking. It should be noted, however, that it will be necessary for the individual characteristics and constraints of the site to be considered in the context of a development scheme before the planning position can be finally determined.</p> <p>Legal Title</p> <p>The site is registered to the Council and there are no covenants that would preclude development. Part of the land is subject to a formal right of way.</p> <p>Other</p> <p>The site provides access to adjoining properties. It is recommended that the disposal proceeds subject to the existing constraints.</p>



Lawns Park



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Job Title:
Cooks Close/Horndon Road
Collier Row

Drawing Title:
Site Plan

Drawn By:
nt

Scale:
1:1250 @ A4

Date:
December 2011

Drawing Number:
sps1343

**DAVENTRY ROAD GARAGE SITE,
HAROLD HILL**

Housing Revenue Account or General Fund	Housing
Site Area (acres)	0.14 acres
Description	Garage site consisting of 16 garages
Current Use	As above
Site Details	<p>Description</p> <p>The site consists of 16 garages. The Housing department advise that none are in use presently.</p> <p>Access to the site is obtained directly from Daventry Road.</p> <p>Principle of Development</p> <p>Planning and access issues have been considered by the relevant Officers. The site has no designation in the Local Development Framework. As such, residential use may be acceptable in principle subject to justification for the loss of parking. It should be noted, however, that it will be necessary for the individual characteristics and constraints of the site to be considered in the context of a development scheme before the planning position can be finally determined.</p> <p>Legal Title</p> <p>The site is registered to the Council and there are no covenants that would preclude development.</p> <p>Other</p> <p>The site provides access to adjoining properties. It is recommended that the disposal proceeds subject to the existing constraints.</p>



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Job Title:
Daventry Road Garages

Harold Hill

Drawing Title:
Site Plan

Drawn By:
nt

Scale:
1:1250 @ A4

Date:
December 2011

Drawing Number:
sps1344

**LAND AND GARAGES AT DEWSBURY ROAD,
HAROLD HILL**

Housing Revenue Account or General Fund	Housing
Site Area (acres)	0.46 acres
Description	Scout hall, former horticultural hall and garage site.
Current Use	The horticultural hall is vacant. The Scout hall is currently leased to the Scouts. 12 of the garages are in use.
Site Details	<p>Description The site consists of 26 garages, a leased scout hall and a vacant former horticultural hall. The Housing department advise that 12 garages are let. Alternative provision to accommodate all tenants is available on Tansy Close.</p> <p>Access to the site is obtained from Dewsbury Road.</p> <p>Principle of Development Planning and access issues have been considered by the relevant Officers. The site has no designation in the Local Development Framework. As such, residential use may be acceptable in principle subject to justification for the loss of parking and the reprovision of the community facility. It should be noted, however, that it will be necessary for the individual characteristics and constraints of the site to be considered in the context of a development scheme before the planning position can be finally determined.</p> <p>Legal Title The site is registered to the Council and there are no covenants that would preclude development.</p> <p>Other Any redevelopment of the site will be dependent upon the relocation of the Scouts.</p> <p>The site provides access to an adjoining property. It is recommended that the disposal proceeds subject to the existing constraints.</p>



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Job Title:
Dewsbury Road Garages

Harold Hill

Drawing Title:
Site Plan

Drawn By:
nt

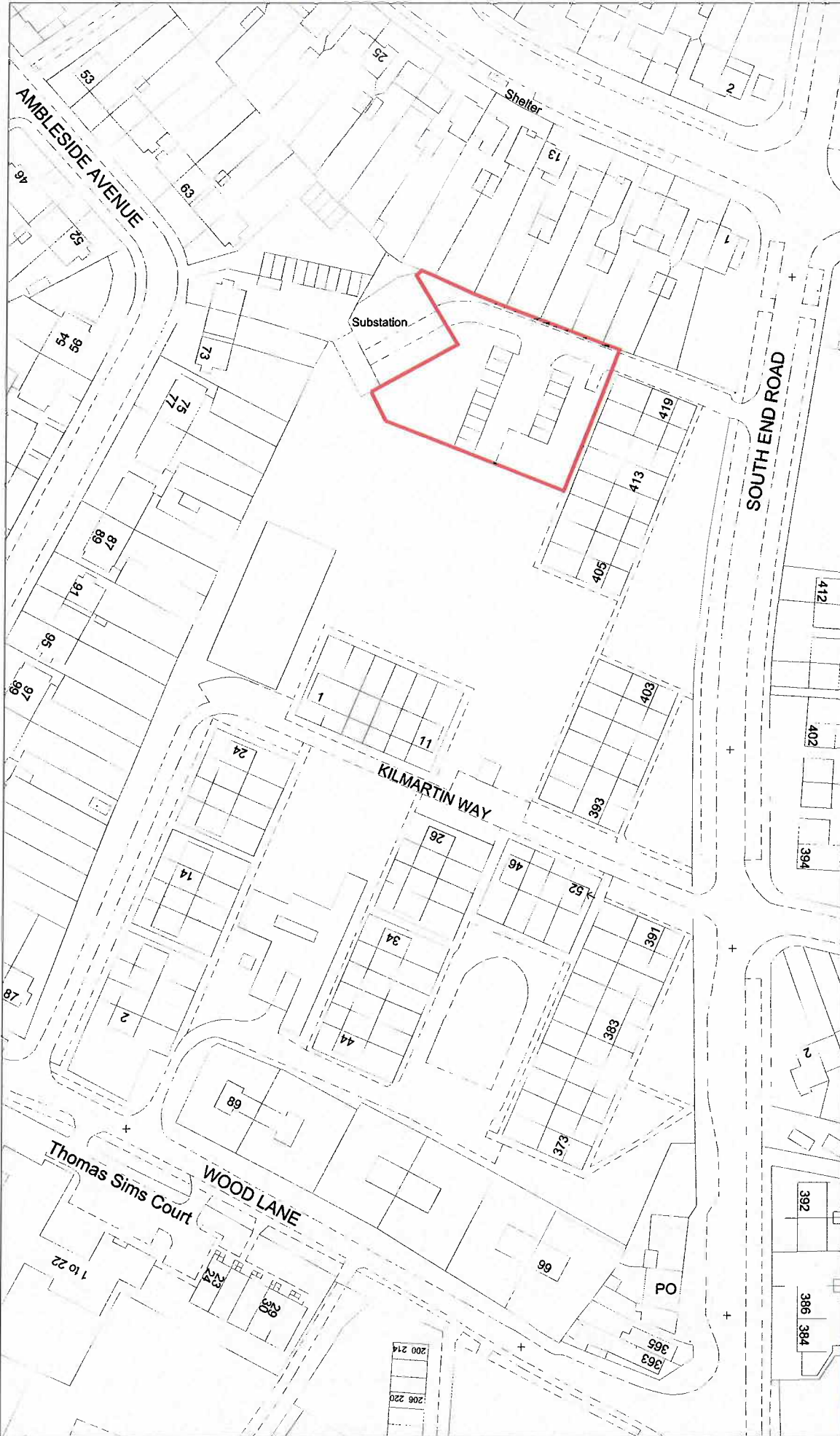
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1:1250 @ A4

Date:
December 2011

Drawing Number:
sps1345

APPENDIX A6
LAND AND GARAGES AT KILMARTIN WAY,
ELM PARK

Housing Revenue Account or General Fund	Housing
Site Area (acres)	0.6 acres
Description	Garage and amenity green
Current Use	As above
Site Details	<p>Description</p> <p>The site consists of 15 garages. The Housing department advise that only 3 are let presently.</p> <p>Access to the site is obtained from South End Road.</p> <p>Principle of Development</p> <p>Planning and access issues have been considered by the relevant Officers. The site has no designation in the Local Development Framework. As such, residential use may be acceptable in principle subject to justification for the loss of parking. It should be noted, however, that it will be necessary for the individual characteristics and constraints of the site to be considered in the context of a development scheme before the planning position can be finally determined.</p> <p>Legal Title</p> <p>The site is registered to the Council. There are no covenants that would preclude development.</p> <p>Other</p> <p>The site adjoins an electricity substation and access to this will need to be maintained in accordance with rights granted across the land.</p>



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nlp **NSG** **OS** **Ordnance Survey**
The National **NAVIGATOR** **STREET** **SMART**

Job Title:
Kilmartin Way Garages
Elm Park

Drawing Title:
Site Plan

Drawn By:
nt

Scale:
1:1250 @ A4

Date:
December 2011

Drawing Number:
sps1347

**NAVARRE GARDENS GARAGE SITE,
COLLIER ROW**

Housing Revenue Account or General Fund	Housing
Site Area (acres)	0.12 acres
Description	Garages
Current Use	Vacant Garages
Site Details	<p>Description</p> <p>The site consists of 10 garages. The Housing Department advise that all 10 are void.</p> <p>Access to the site is obtained directly from Navarre Gardens.</p> <p>Principle of Development</p> <p>Planning and access issues have been considered by the relevant Officers. The site has no designation in the Local Development Framework. As such, residential use may be acceptable in principle subject to justification for the loss of parking. It should be noted, however, that it will be necessary for the individual characteristics and constraints of the site to be considered in the context of a development scheme before the planning position can be finally determined.</p> <p>Legal Title</p> <p>The site is registered to the Council and there are no covenants that would preclude development.</p> <p>Other</p> <p>None</p>



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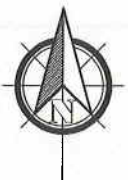
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Job Title:
Navarre Gardens Garages

Collier Row

Drawing Title:
Site Plan

Drawn By:
nt

Scale:
1:1250 @ A4

Date:
December 2011

Drawing Number:
sps1349

**PENN GARDENS GARAGE SITE,
COLLIER ROW**

Housing Revenue Account or General Fund	Housing
Site Area (acres)	0.02 acres
Description	Garages
Current Use	Vacant Garages
Site Details	<p>Description</p> <p>The site consists of 3 garages. The Housing Department advise that all 3 garages are void.</p> <p>Access to the site can be obtained directly from Penn Gardens.</p> <p>Principle of Development</p> <p>Planning and access issues have been considered by the relevant Officers. On account of the site area, it is considered too small to accommodate any new residential development.</p> <p>Legal Title</p> <p>The site is in the process of being registered to the Council presently.</p> <p>Other</p> <p>The site provides access to an adjoining property. It is recommended that the disposal proceeds subject to the existing constraints.</p>



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Job Title:
Penn Gardens Garages

Drawing Title:
Site Plan

Drawn By:
nt

Scale:
1:1250 @ A4

Date:
December 2011

Drawing Number:
sps1350

**QUARLES CLOSE GARAGE SITE,
COLLIER ROW**

Housing Revenue Account or General Fund	Housing
Site Area (acres)	0.21 acres
Description	Garages
Current Use	Garages
Site Details	<p>Description</p> <p>The site consists of 18 garages. The Housing department advise that 6 garages are let presently and alternative provision is available for all tenants in Udall Gardens.</p> <p>Access to the site is obtained directly from Quarles Close.</p> <p>Principle of Development</p> <p>Planning and access issues have been considered by the relevant Officers. The site has no designation in the Local Development Framework. As such, residential use may be acceptable in principle subject to justification for the loss of parking. It should be noted, however, that it will be necessary for the individual characteristics and constraints of the site to be considered in the context of a development scheme before the planning position can be finally determined.</p> <p>Legal Title</p> <p>The site is registered to the Council and there are no covenants that would preclude development.</p> <p>Other</p> <p>The site provides access to an adjoining property. It is recommended that the disposal proceeds subject to the existing constraints.</p>



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Job Title:
 Quarles Close Garages
 Collier Row

Drawing Title:
 Site Plan

Drawn By:
 nt

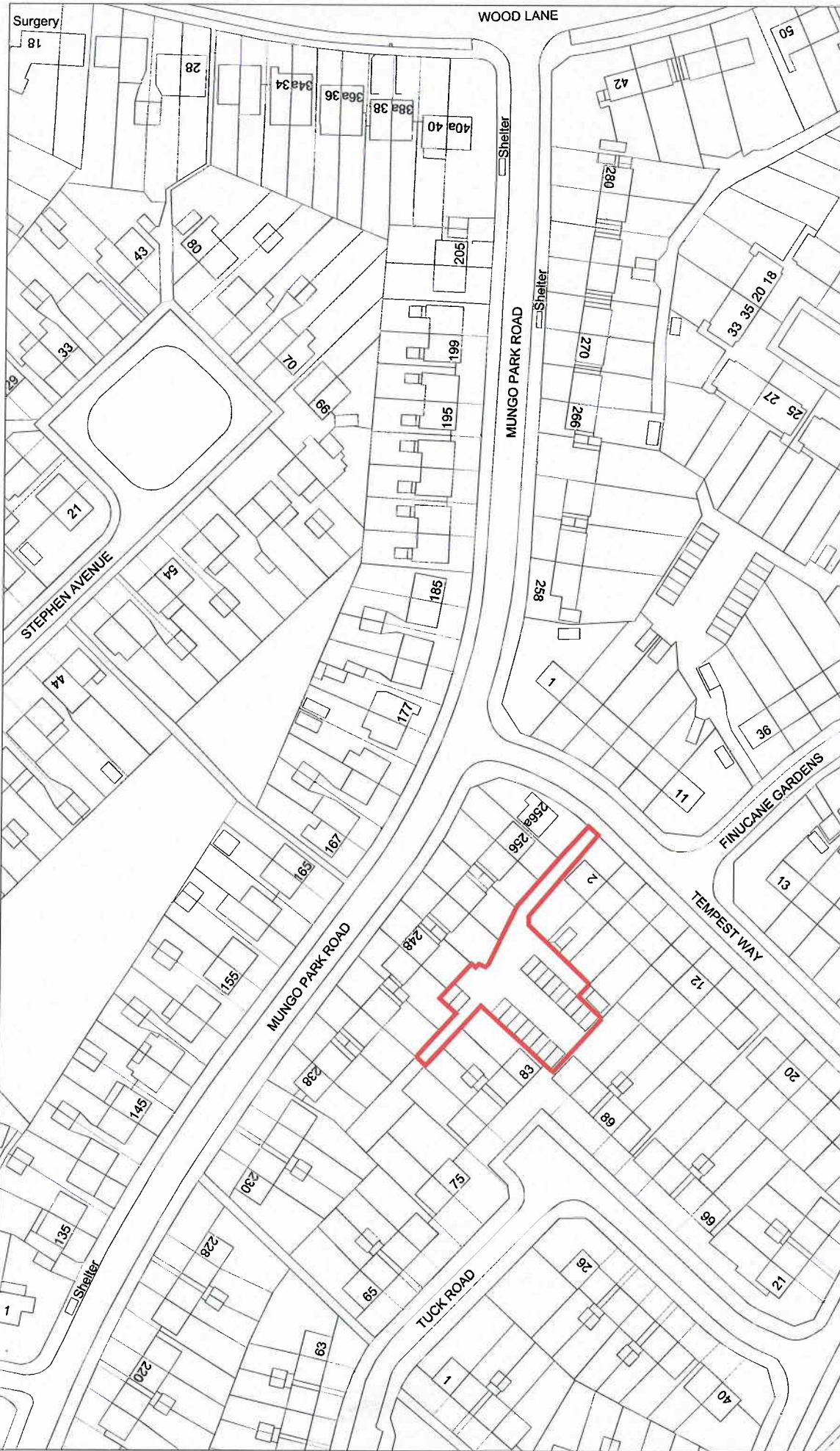
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Date:
 December 2011

Drawing Number:
 sps1351

**TEMPEST WAY GARAGE SITE,
ELM PARK**

Housing Revenue Account or General Fund	Housing
Site Area (acres)	0.23 acres
Description	Garages
Current Use	Garages
Site Details	<p>Description</p> <p>The site consists of 17 garages. The Housing Department advise that 9 garages are let presently and alternative provision is available in Finucane Gardens.</p> <p>Access to the site is obtained directly from Tempest Way.</p> <p>Principle of Development</p> <p>Planning and access issues have been considered by the relevant Officers. The site has no designation in the Local Development Framework. As such, residential use may be acceptable in principle subject to justification for the loss of parking. It should be noted, however, that it will be necessary for the individual characteristics and constraints of the site to be considered in the context of a development scheme before the planning position can be finally determined.</p> <p>Legal Title</p> <p>The site is registered to the Council and there are no covenants that would preclude development.</p> <p>Other</p> <p>The site provides access to adjoining properties. It is recommended that the disposal proceeds subject to the existing constraints.</p>



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Job Title:
Tempest Way Garages

Elm Park

Drawing Title:
Site Plan

Drawn By:
nt

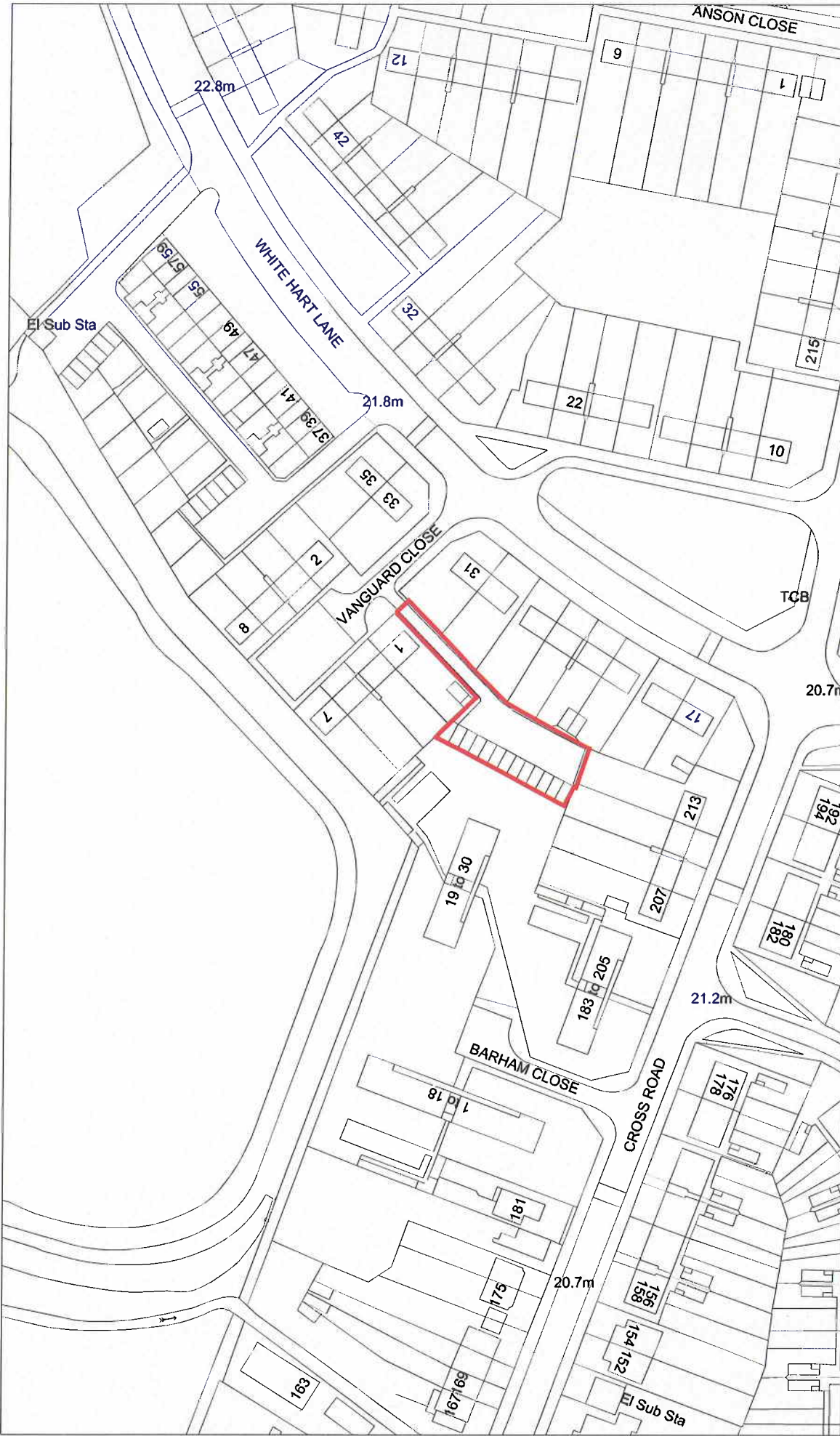
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Date:
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Drawing Number:
sps1353

**VANGUARD CLOSE GARAGE SITE,
COLLIER ROW**

Housing Revenue Account or General Fund	Housing
Site Area (acres)	0.14 acres
Description	12 Garages
Current Use	As above
Site Details	<p>Description</p> <p>The site consists of 12 garages. The Housing Department advise that only 6 are let and alternative provision is available on Mawney Close and White Hart Lane.</p> <p>Access to the site is obtained via an access way off Vanguard Close.</p> <p>Principle of Development</p> <p>Planning and access issues have been considered by the relevant Officers. The site has no designation in the Local Development Framework. As such, residential use may be acceptable in principle subject to justification for the loss of parking. It should be noted, however, that it will be necessary for the individual characteristics and constraints of the site to be considered in the context of a development scheme before the planning position can be finally determined.</p> <p>Legal Title</p> <p>The majority of the site is registered to the Council and the remainder is in the process of being registered presently. There are no covenants that would preclude development.</p> <p>Other</p> <p>The site provides access to adjoining properties. It is recommended that the disposal proceeds subject to the existing constraints.</p>



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Job Title:
Vanguard Close Garages
Collier Row

Drawing Title:
Site Plan

Drawn By:
nt

Scale:
1:1250 @ A4

Date:
December 2011

Drawing Number:
sps1354

**LAND & GARAGES AT VERNON ROAD,
COLLIER ROW**

Housing Revenue Account or General Fund	Housing
Site Area (acres)	0.52 acres
Description	Garages and Land
Current Use	As above
Site Details	<p>Description The site consists of 15 garages. The Housing department advise that 5 are let presently and alternative provision is located across Vernon Road. The alternative garages are in need of repair and the cost of such repairs will be met from the receipt.</p> <p>Access to the site is obtained from Vernon Road.</p> <p>Principle of Development Planning and access issues have been considered by the relevant Officers. The site has no designation in the Local Development Framework. As such, residential use may be acceptable in principle subject to justification for the loss of parking. It should be noted, however, that it will be necessary for the individual characteristics and constraints of the site to be considered in the context of a development scheme before the planning position can be finally determined.</p> <p>Legal Title The site is registered to the Council and there are no covenants that would preclude development.</p> <p>Other The site provides access to adjoining properties. It is recommended that the disposal proceeds subject to the existing constraints.</p> <p>The Council already has approval to sell Vernon Road depot which has the benefit of a planning consent for two houses. It is intended that this site and the depot will be sold as one disposal.</p>



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Job Title:
Vernon Road Garages
Collier Row

Drawing Title:
Site Plan

Drawn By:
nt

Scale:
1:1250 @ A4

Date:
December 2011

Drawing Number:
sps1355

**VICTORY WAY GARAGE SITE,
COLLIER ROW**

Housing Revenue Account or General Fund	Housing
Site Area (acres)	0.35 acres
Description	Demolished garage site
Current Use	As above
Site Details	<p>Description</p> <p>The site is a former garage site which has been demolished. Only hard-standing remains surrounded by steel palisade fencing.</p> <p>Access to the site is obtained directly from Victory Way.</p> <p>Principle of Development</p> <p>Planning and access issues have been considered by the relevant Officers. The site has no designation in the Local Development Framework. As such, residential use may be acceptable in principle subject to justification for the loss of parking. It should be noted, however, that it will be necessary for the individual characteristics and constraints of the site to be considered in the context of a development scheme before the planning position can be finally determined.</p> <p>Legal Title</p> <p>The site is registered to the Council and there are no covenants that would preclude development.</p> <p>Other</p> <p>The site provides access to an adjoining property. It is recommended that the disposal proceeds subject to the existing constraints.</p>



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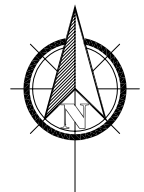
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No	Revisions	Int	Date



Job Title:
Victory Way Garages
Collier Row

Drawing Title:
Site Plan

Drawn By:
nt

Scale:
1:1250 @ A4

Date:
December 2011

Drawing Number:
sps1356

