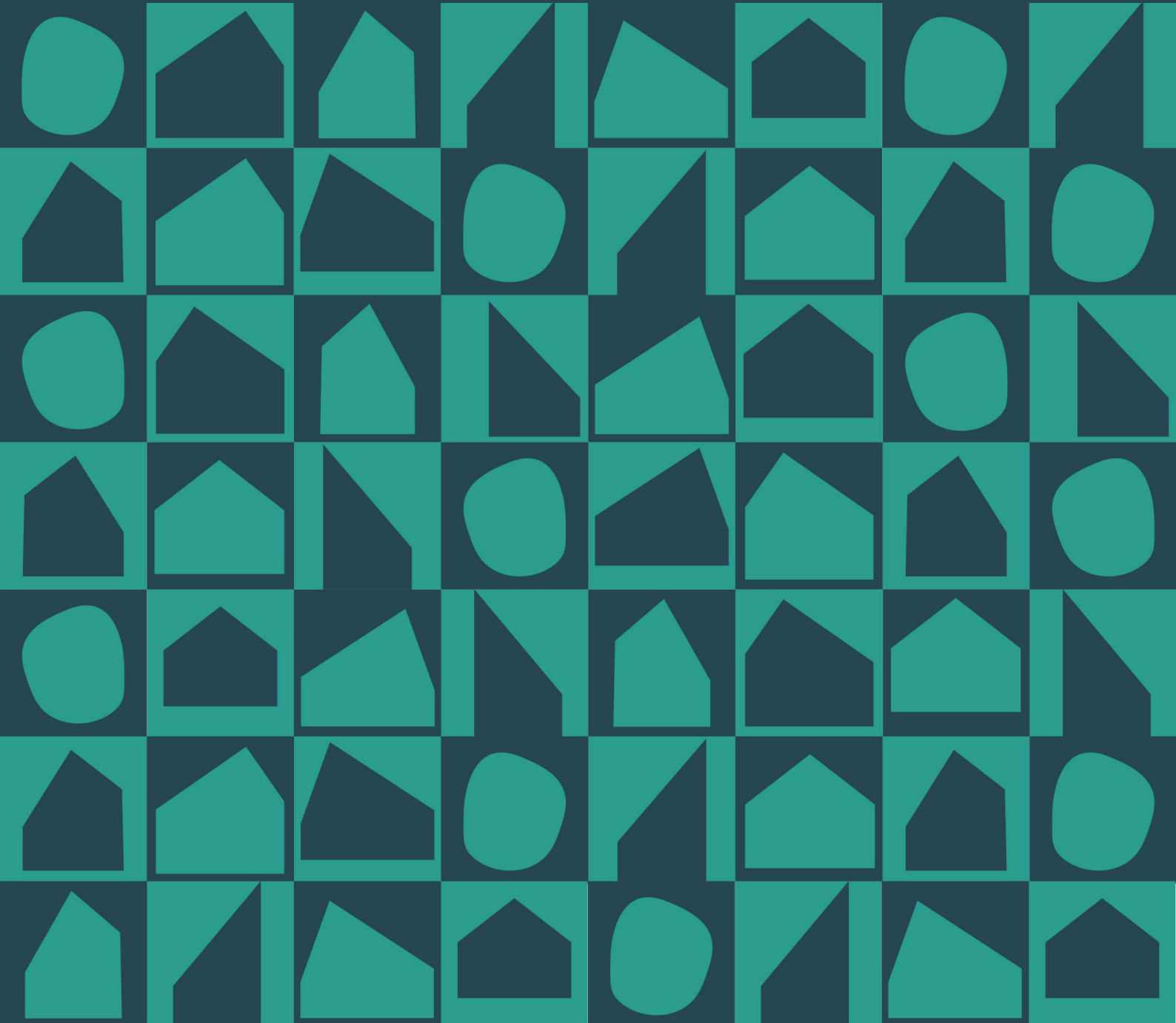
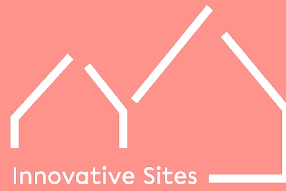




Site Particulars



Be**First** design. Barking & Dagenham



Goresbrook Road



Aerial View over Goresbrook Road site

**Site
Area:
0.02 ha**

Address:

Land at 190 Goresbrook Road, Dagenham, RM9 6XS

Description:

The site is 0.6 miles from Becontree Station (13 minute walk), PTAL 0. The site is bounded by a flank wall to the west, rear gardens to the north and east and Goresbrook Road to the south. Freehold sale available, subject to planning.

Landowner:

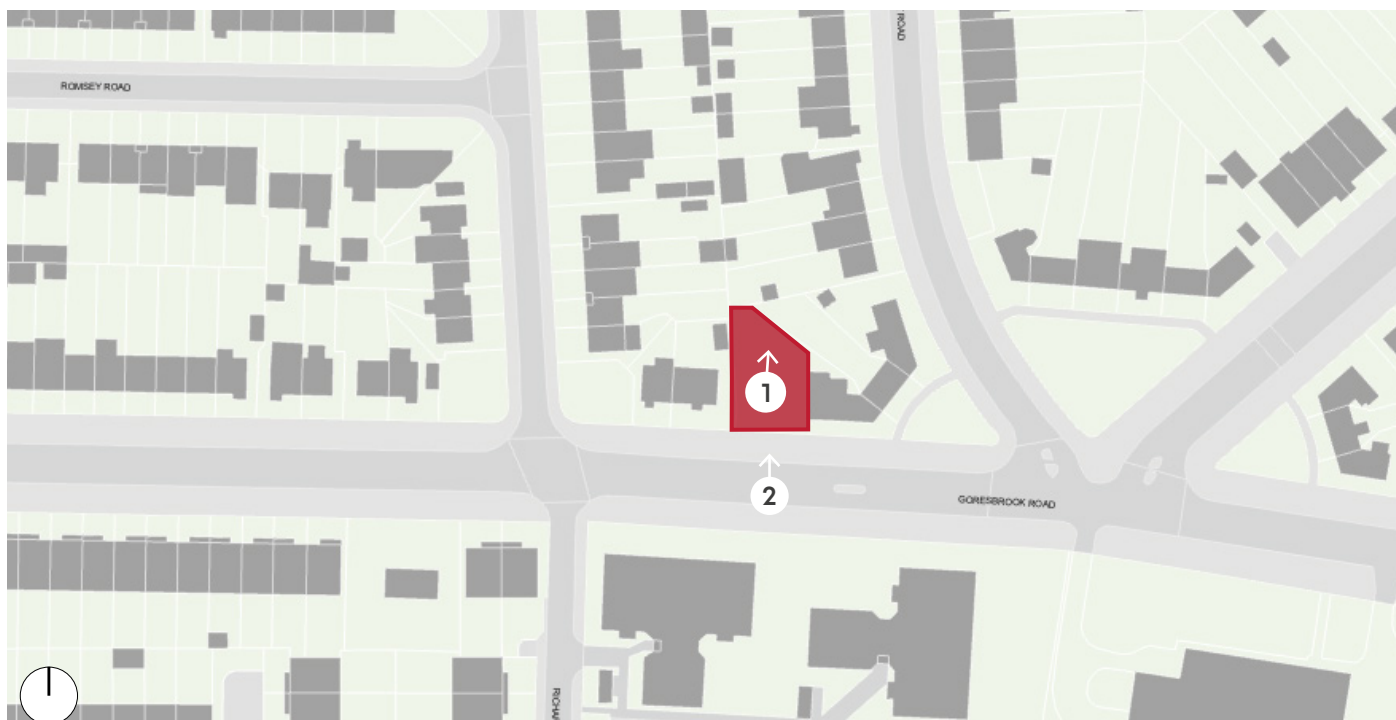
The Mayor and Burgesses of the London Borough of Barking and Dagenham.



View of the site looking north



Site frontage from Goresbrook Road



OS Map of Goresbrook Road site and the surrounding context

GLA Small Sites Programme

The London Borough of Barking & Dagenham and Be First are bringing forward a number of small sites as part of the GLA Small Sites Programme. The programme is intended to:

- build new homes for local people
- increase the supply of new and genuinely affordable homes.

Site Description

The site is located at number 190 Goresbrook Road, Dagenham, RM9 6XS. The site is 0.6 miles from Becontree Station (13-minute walk), PTAL 0.

The site is bounded by a flank wall to the west, rear gardens to the north and east and Goresbrook Road to the south.

The site currently comprises overgrown left over open space located between an end of terrace house to the east and a semi-detached house to the west. Historic maps indicate that the site once formed part of 190 Goresbrook Road. A new site gate was fitted to in 2020.

Title number: EGL405637

Technical Information

Detailed technical and legal information on the site can be downloaded from the GLA Small Sites marketing portal, including:

- Report on Title
- Topographical survey
- Geotechnical & contamination survey
- Asbestos Survey
- Party Wall Survey
- Underground Services
- Unexploded Ordnance Survey
- Flood Risk Assessment
- Ecology Survey
- Arboricultural Survey
- Archaeological Desktop Survey
- Acoustic survey
- Daylight & Sunlight
- Transport Feasibility
- PAS 128 (Utilities)
- Planning Assessment / PiP

N.B. Site clearance, due diligence surveying and reporting was conducted between 2020 and 2021.

Planning Statement

The London Plan recognises the opportunity of small, underutilised sites like this for providing small scale residential developments.

The site is undesignated for the purposes of planning. The site does not fall within a conservation area. Two large trees situated at the southern edge of the site. Previous planning approval to remove trees.

Important to Note

- Flood Zone 1 (Low Risk).
- PTAL (0) with closest local services a 10-minute walk away on Gale Street.

Legal Information

Report on Title: The freehold of the site is held by The London Borough of Barking & Dagenham under title number **EGL405637**. Title documents and a summary report will be made available via the GLA Small Sites Small

Builders marketing portal, however purchasers will be expected to rely on their own enquires in relation to title matters.

Method of Sale

Freehold sale of the site will be by way of informal tender. Further information can be found in the Heads of Terms and conditions of sale provided.

The London Borough of Barking and Dagenham are seeking subject to planning offers. The purchase price will be subject to stamp duty.

Special Condition(s):

Due to size and layout constraints more than 10 units on this site is considered highly unlikely, which is the minimum required for affordable housing to be delivered. Should a scheme trigger affordable housing, 50% is expected on public sector land. Tenure mixes are expected to be in line with the Planning Note provided.

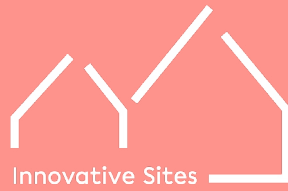
Proposals should aim to be zero carbon in operation and are required to be designed in accordance with the London Plan's energy hierarchy. A minimum 10% of carbon savings should come from energy efficiency measures alone.

Viewings

Potential bidders are free to view the outer perimeter of the site.

How to bid

Technical information and full details on how to bid are provided via the GLA Small Sites Small Builders portal.



Keir Hardie Way



Aerial View over Keir Hardie Way site

**Site
Area:
0.17 ha**

Address:

Land at Keir Hardie Way, Barking, IG11 9NU.

Description:

The site is located 10 minute walk away from Upney station. PTAL 1b. Site bounded by private rear gardens to the east, front gardens to the west and Ripple Side Cemetery to the south. Freehold sale available, subject to planning.

Landowner:

The Mayor and Burgesses of the London Borough of Barking and Dagenham.

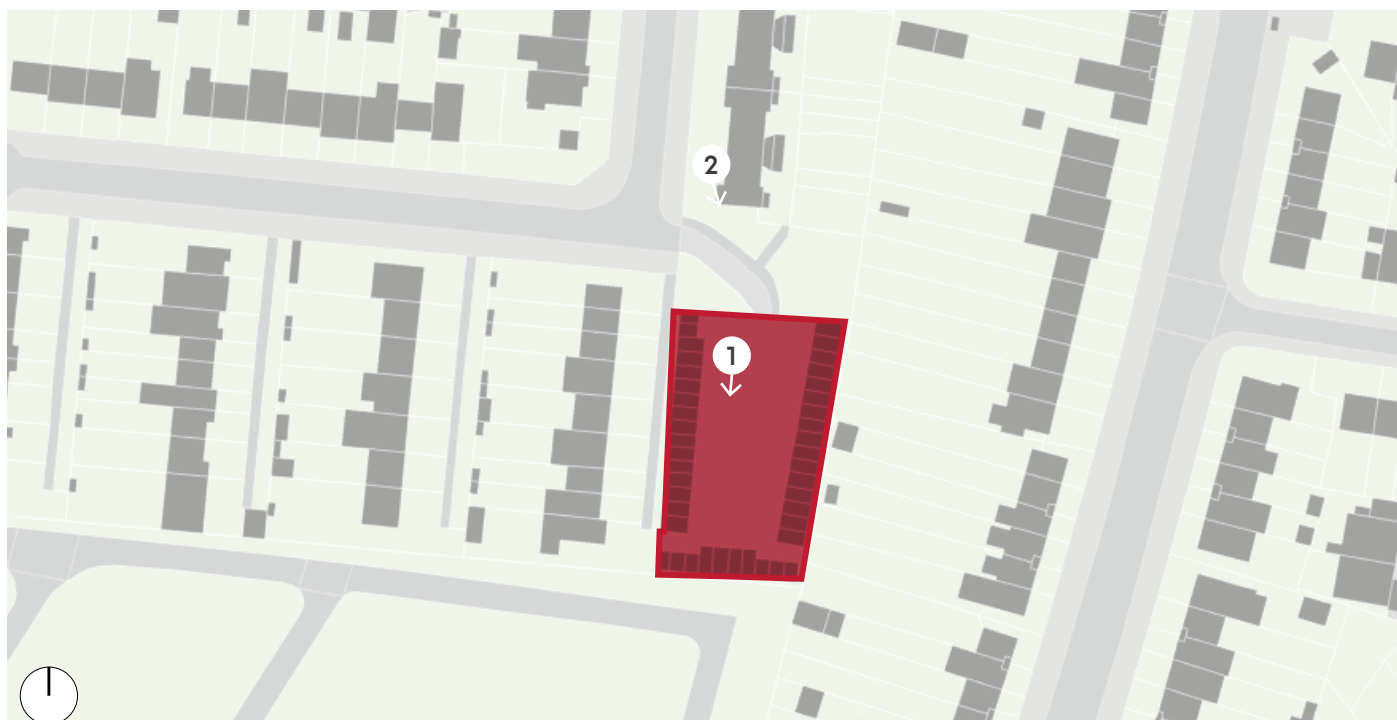
Any areas, measures or distances are approximate. Text, photographs & plans are for guidance only. Purchasers must satisfy themselves by inspection or otherwise.



View of the site looking south



Site approach from Keir Hardie Way



OS Map of Keir Hardie Way site and the surrounding context

GLA Small Sites Programme

The London Borough of Barking & Dagenham and Be First are bringing forward a number of small sites as part of the GLA Small Sites Programme. The programme is intended to:

- build new homes for local people
- increase the supply of new and genuinely affordable homes.

Site Description

Site bounded by private rear gardens to the east, front gardens to the west and Ripple Side Cemetery to the south. Located 10mins walk away from Upney station. The PTAL rating is 1b.

Title number: EGL401149

Technical Information

Detailed technical and legal information on the site can be downloaded from the GLA Small Sites marketing portal, including:

- Topographical survey
- Geotechnical & contamination survey
- Asbestos Survey
- Party Wall Survey
- Underground Services
- Unexploded Ordnance Survey
- Flood Risk Assessment
- Ecology Survey
- Arboricultural Survey
- Archaeological Desktop Survey
- Acoustic survey
- Daylight & Sunlight
- Transport Feasibility
- Planning Assessment / PiP

N.B. Due diligence reporting was conducted between 2020 and 2021.

Planning Statement

The site is undesignated for the purposes of planning. None of the existing buildings are listed, either statutorily or locally, and the site does not fall within a conservation area. There are no planning records and the site's planning history is neither a useful precedent for its future development, nor precludes it.

Should the loss of the garages/parking be demonstrated to be acceptable then the principle of new residential accommodation will be strongly supported in planning policy terms. Current local policy expects a minimum of 40% of units 3+bedrooms; however, the final unit mix for this site should be based on site-specific considerations and housing need.

Important to Note

- Flood Zone 1 (Low Risk)
- Some potential overlooking from neighbours.
- Sprinkler requirement likely. Dry fire main inlets to be provided within site due to limited fire service access.

- Site is identified within LBBD Draft Local Plan Small Sites Allocations.

Legal Information

Report on Title: The freehold of the site is held by The London Borough of Barking & Dagenham under title number **EGL401149**. Title documents and a summary report will be made available via the GLA Small Sites Small Builders marketing portal, however purchasers will be expected to rely on their own enquiries in relation to title matters.

Method of Sale

Freehold sale of the site will be by way of informal tender. Further information can be found in the Heads of Terms and conditions of sale provided.

The London Borough of Barking and Dagenham are seeking subject to planning offers. The purchase price will be subject to stamp duty.

Special Condition(s):

Due to size and layout constraints more than 10 units on this site is considered highly unlikely, which is the minimum required for affordable housing to be delivered. Should a scheme trigger affordable housing, 50% is expected on public sector land. Tenure mixes are expected to be in line with the Planning Note provided.

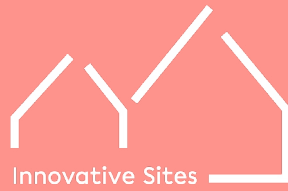
Proposals should aim to be zero carbon in operation and are required to be designed in accordance with the London Plan's energy hierarchy. A minimum 10% of carbon savings should come from energy efficiency measures alone.

Viewings

Potential bidders are free to view the outer perimeter of the site.

How to bid

Technical information and full details on how to bid are provided via the GLA Small Sites Small Builders portal.



Fambridge Road East



Aerial View over Fambridge Road East site

**Site
Area:
0.06 ha**

Address:

Garage site East (E) at Fambridge Road, Romford, London, RM8 1NS

Description:

The site is located 1.2 miles from Chadwell Heath Station (a 24 minute walk) PTAL 1b. Shared boundaries are with the Robert Clack Upper School playing fields, end of terrace houses and an allotment site to the east. Freehold sale available, subject to planning.

Landowner:

The Mayor and Burgesses of the London Borough of Barking and Dagenham.

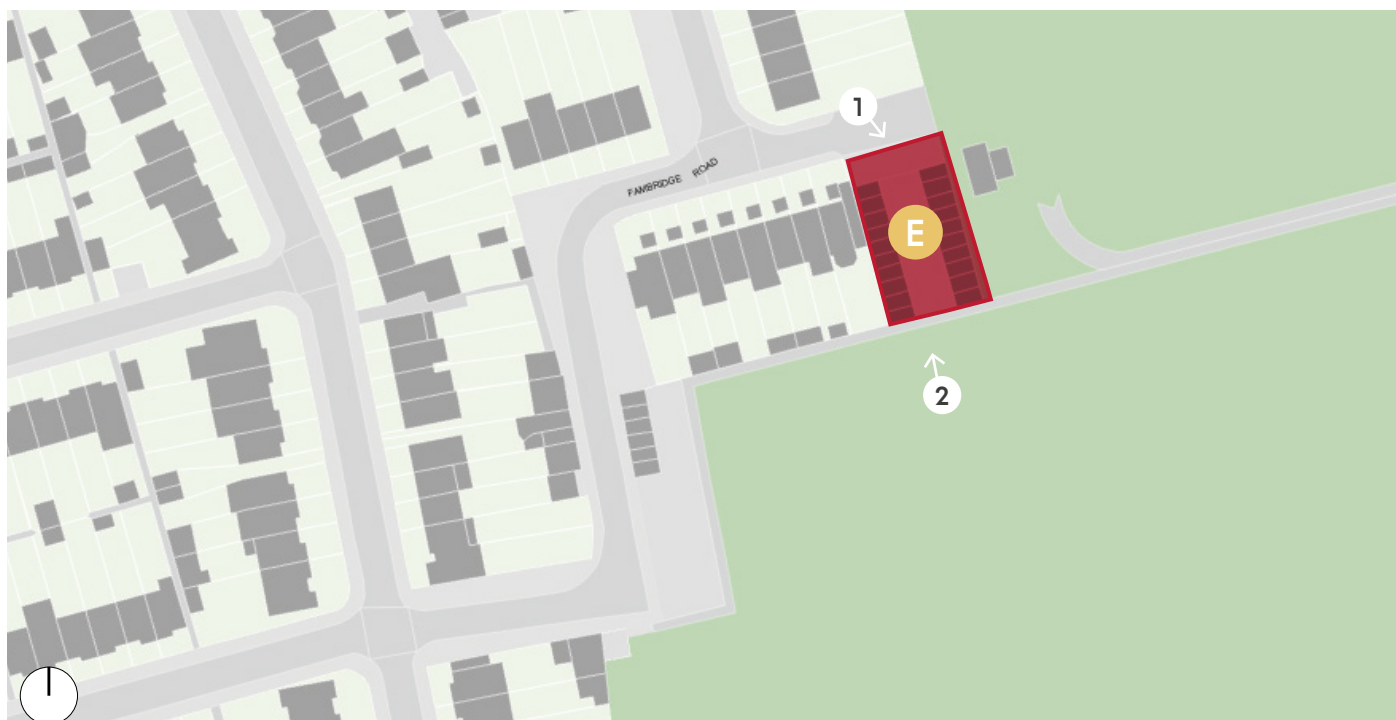
Any areas, measures or distances are approximate. Text, photographs & plans are for guidance only. Purchasers must satisfy themselves by inspection or otherwise.



View of the site approach from Fambridge Road



View of the site looking north



OS Map of Fambridge Road East site and the surrounding context

GLA Small Sites Programme

The London Borough of Barking & Dagenham and Be First are bringing forward a number of small sites as part of the GLA Small Sites Programme. The programme is intended to:

- build new homes for local people
- increase the supply of new and genuinely affordable homes.

Site Description

The site is located 1.2 miles from Chadwell Heath Station (24-minute walk) PTAL 1b. Shared boundaries are with the Robert Clack Upper School playing fields, end of terrace houses and an allotment site to the east.

Title numbers: EGL331359 and EX21411

Technical Information

Detailed technical and legal information on the site can be downloaded from the GLA Small Sites marketing portal, including:

- Title Report and Searches
- Underground Services (Desktop)
- Topographical Survey
- Geotechnical & Contamination Survey
- Historical maps
- Asbestos Survey
- Party Wall Survey
- Unexploded Ordnance Survey
- Flood Risk Assessment
- Ecology & Arboricultural Survey
- Archaeological Survey
- Vibration & Acoustic Survey
- Rights of Light / Daylight & Sunlight Surveys
- Highways & Access Assessment
- Planning Assessment / PiP

N.B. Due diligence reporting was conducted in 2021.

Planning Statement

The site is undesignated for the purposes of planning. None of the existing buildings are listed, either statutorily or locally, and the site does not fall within a conservation area. The entire site is located within Flood Zone 1 (Low Risk). There are no planning records for the site on LBBD's online planning register (accessed 14 July 2021).

The East site benefits from direct and useable access onto Fambridge Rd. It is considered that building frontage should address the north directly onto Fambridge Road with amenity space orientated to the south.

Important to Note

- Flood Zone 1 (Low Risk).
- Buildings on the site have the potential to support roosting bats.
- There is 1 non-designated heritage asset listed within the site.

Legal Information

Report on Title: The freehold of the site is held by The London Borough of Barking & Dagenham under title number **EGL331359** and **EX21411**. Title documents and a summary report will be made available via the GLA Small Sites Small Builders marketing portal, however purchasers will be expected to rely on their own enquires in relation to title matters.

Method of Sale

Freehold sale of the site will be by way of informal tender. Further information can be found in the Heads of Terms and conditions of sale provided.

The London Borough of Barking and Dagenham are seeking subject to planning offers. The purchase price will be subject to stamp duty.

Special Condition(s):

Due to size and layout constraints more than 10 units on this site is considered unlikely, which is the minimum required for affordable housing to be delivered. Should a scheme trigger affordable housing, 50% is expected on public sector land. Tenure mixes are expected to be in line with the Planning Note provided.

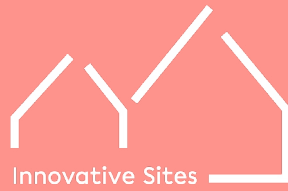
Proposals should aim to be zero carbon in operation and are required to be designed in accordance with the London Plan's energy hierarchy. A minimum 10% of carbon savings should come from energy efficiency measures alone.

Viewings

Potential bidders are free to view the outer perimeter of the site.

How to bid

Technical information and full details on how to bid are provided via the GLA Small Sites Small Builders portal.



Innovative Sites

Fambridge Road West



Aerial View over Fambridge Road West site

**Site
Area:
0.06 ha**

Address:

Garage site West (W) at Famridge Road, Romford, London, RM8 1NS

Description:

The site is located 1.2 miles from Chadwell Heath Station (24-minute walk) PTAL 1b Shared boundaries are with the Robert Clack Upper School playing fields, end of terrace houses and an allotment site to the east. Freehold sale available, subject to planning.

Landowner:

The Mayor and Burgesses of the London Borough of Barking and Dagenham.

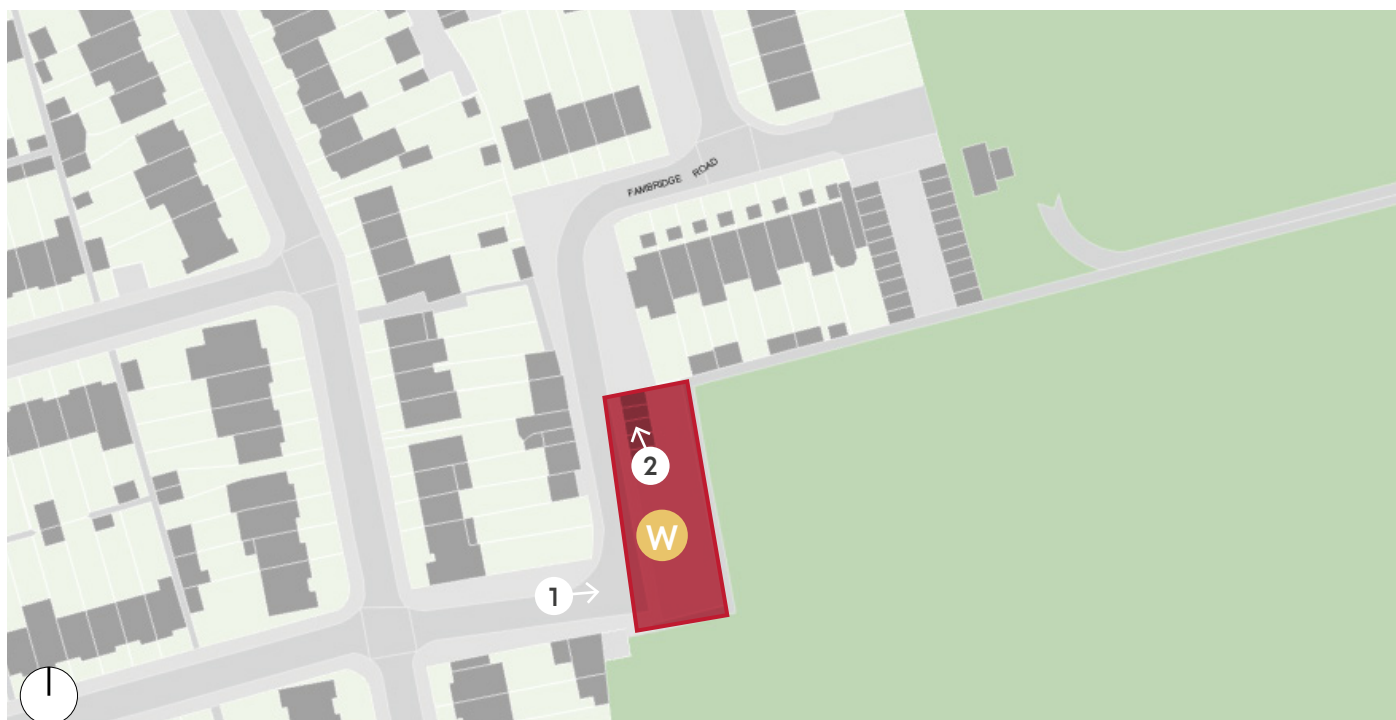
Any areas, measures or distances are approximate. Text, photographs & plans are for guidance only. Purchasers must satisfy themselves by inspection or otherwise.



View of the site approach from Fambridge Road



View of the site looking north



OS Map of Fambridge Road West site and the surrounding context

GLA Small Sites Programme

The London Borough of Barking & Dagenham and Be First are bringing forward a number of small sites as part of the GLA Small Sites Programme. The programme is intended to:

- build new homes for local people
- increase the supply of new and genuinely affordable homes.

Site Description

The sites is located 1.2 miles from Chadwell Heath Station (24-minute walk) PTAL 1b. Shared boundaries are with the Robert Clack Upper School playing fields, end of terrace houses and an allotment site to the east.

Title numbers: EGL331359 and EX21411

Technical Information

Detailed technical and legal information on the site can be downloaded from the GLA Small Sites marketing portal, including:

- Title Report and Searches
- Underground Services (Desktop)
- Topographical Survey
- Geotechnical & Contamination Survey
- Historical maps
- Asbestos Survey
- Party Wall Survey
- Unexploded Ordnance Survey
- Flood Risk Assessment
- Ecology & Arboricultural Survey
- Archaeological Survey
- Vibration & Acoustic Survey
- Rights of Light / Daylight & Sunlight Surveys
- Highways and Access Assessment
- Planning Assessment / PiP

N.B. Due diligence surveying and reporting was conducted in 2021.

Planning Statement

The site is undesignated for the purposes of planning. None of the existing buildings are listed, either statutorily or locally, and the site does not fall within a conservation area. The entire site is located within Flood Zone 1 (Low Risk). There are no planning records for the site on LBBD's online planning register (accessed 2021).

The use of small brownfield sites to deliver residential homes is supported, in principle, by London Plan policy H2. The site benefits from a long frontage onto Fambridge Road, offering an opportunity for a terrace fronting directly onto Fambridge Road.

Important to Note

- Flood Zone 1 (Low Risk).
- Buildings on the site have the potential to support roosting bats.
- There is 1 non-designated heritage asset listed within the site.

Legal Information

Report on Title: The freehold of the site is held by The London Borough of Barking & Dagenham under title number **EGL331359** and **EX21411**. Title documents and a summary report will be made available via the GLA Small Sites Small Builders marketing portal, however purchasers will be expected to rely on their own enquires in relation to title matters.

Method of Sale

Freehold sale of the site will be by way of informal tender. Further information can be found in the Heads of Terms and conditions of sale provided.

The London Borough of Barking and Dagenham are seeking subject to planning offers. The purchase price will be subject to stamp duty.

Special Condition(s):

Due to size and layout constraints more than 10 units on this site is considered highly unlikely, which is the minimum required for affordable housing to be delivered. Should a scheme trigger affordable housing, 50% is expected on public sector land. Tenure mixes are expected to be in line with the Planning Note provided.

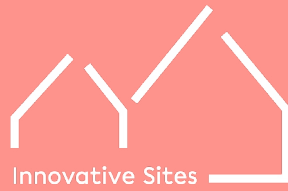
Proposals should aim to be zero carbon in operation and are required to be designed in accordance with the London Plan's energy hierarchy. A minimum 10% of carbon savings should come from energy efficiency measures alone.

Viewings

Potential bidders are free to view the outer perimeter of the site.

How to bid

Technical information and full details on how to bid are provided via the GLA Small Sites Small Builders portal.



Innovative Sites

Highland Avenue



Aerial View over Highland Avenue site

**Site
Area:
0.06 ha**

Address:

Garage site at Highland Avenue, Dagenham RM10 7AS

Description:

The site is located 1 mile from Dagenham East (20-minute walk) PTAL 1a. Access is via a double lane (35m in length). Freehold sale available, subject to planning.

Landowner:

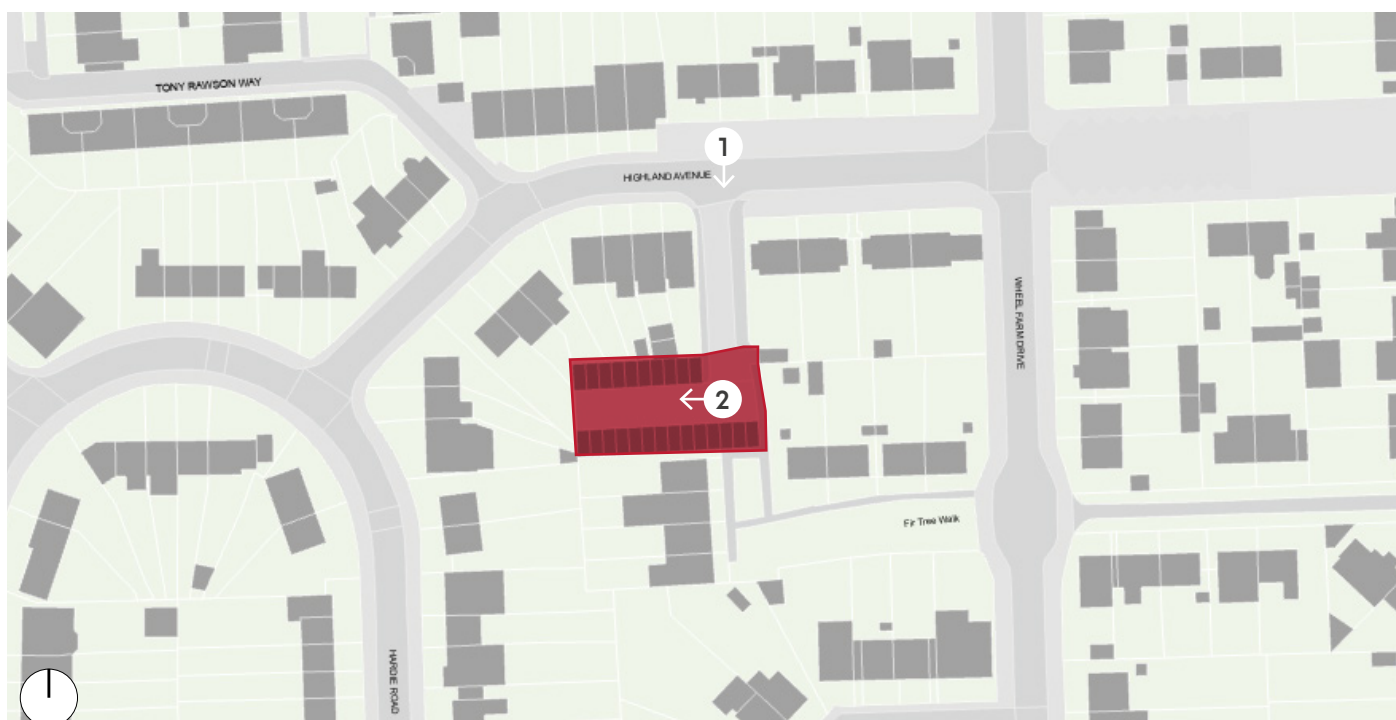
The Mayor and Burgesses of the London Borough of Barking and Dagenham.



View of the site approach from Highland Avenue



View of the site looking west toward Hardie Rd



OS Map of Highland Avenue site and the surrounding context

GLA Small Sites Programme

The London Borough of Barking & Dagenham and Be First are bringing forward a number of small sites as part of the GLA Small Sites Programme. The programme is intended to:

- build new homes for local people
- increase the supply of new and genuinely affordable homes.

Site Description

The site is located 1 mile from Dagenham East (20-minute walk) PTAL 1a. Access is via a double lane (35m in length). The site currently comprises garages and hard landscaped access. It

is enclosed by adjacent properties and rear gardens which would need to be factored into design development to ensure no adverse impact upon privacy and overlooking for both existing and future site residents.

Title number: EGL400720 & EGL400559

Technical Information

Detailed technical and legal information on the site can be downloaded from the GLA Small Sites marketing portal, including:

- Title Report and Searches
- Underground Services (Desktop)
- Topographical Survey
- Geotechnical & Contamination Survey
- Historical maps
- Asbestos Survey
- Party Wall Survey
- Unexploded Ordnance Survey
- Flood Risk Assessment
- Ecology & Arboricultural Survey
- Archaeological Survey
- Vibration & Acoustic Survey
- Rights of Light / Daylight & Sunlight Surveys
- Highways & Access Assessment
- Planning Assessment / PiP

N.B. Due diligence reporting was conducted in 2021.

Planning Statement

The site is undesignated for the purposes of planning. None of the existing buildings are listed, either statutorily or locally, and the site does not fall within a conservation area.

There are no planning records for the site on LBBD's online planning register (accessed 20 July 2021).

The use of small brownfield sites to deliver residential homes is supported, in principle, by London Plan policy H2.

Important to Note

- Flood Zone 1 (Low Risk).
- Utility services found in survey area.
- Medium risk of Unexploded Ordnance.
- Neighbouring properties may require access licenses
- The site has public rights of way providing access from Highland Road to Wheel Farm Drive via Fir Tree Walk which must be retained.
- Sprinkler requirement likely. Dry fire main inlets to be provided within site due to limited fire service access.

Legal Information

Report on Title: The freehold of the site is held by The London Borough of Barking & Dagenham under title number **EGL400720**. Title documents and a summary report will be made available via the GLA Small Sites Small Builders marketing portal, however purchasers will be expected to rely on their own enquires in relation to title matters.

Method of Sale

Freehold sale of the site will be by way of informal tender. Further information can be found in the Heads of Terms and conditions of sale provided.

The London Borough of Barking and Dagenham are seeking subject to planning offers. The purchase price will be subject to stamp duty.

Special Condition(s):

Due to size and layout constraints more than 10 units on this site is considered unlikely, which is the minimum required for affordable housing to be delivered. Should a scheme trigger affordable housing, 50% is expected on public sector land. Tenure mixes are expected to be in line with the Planning Note provided.

Proposals should aim to be zero carbon in operation and are required to be designed in accordance with the London Plan's energy hierarchy. A minimum 10% of carbon savings should come from energy efficiency measures alone.

Viewings

Potential bidders are free to view the outer perimeter of the site.

How to bid

Technical information and full details on how to bid are provided via the GLA Small Sites Small Builders portal.



Hearts & Minds, Bricks & Mortar

Contact Details:

Technical information and full details on how to bid are provided via the GLA Small Sites Small Builders portal. For any further enquiries con Be First via

Email: Innovative-sites@befirst.london

