



London Borough of Lewisham
Capital & Program Delivery

ASSET REVIEW

Garage Sites Review Report - Appendices

January 2025



Revision 5, January 2025

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Appendices

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- 2. Garage Site 4 at Dacres Estate**
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- 4. Garage Site at Kender Street**
- 5. Garage Site at Lawrie Park Gardens**
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Appendix 1: Algernon Road

Initial Options Appraisal

Site Information

Address	Algernon Road London SE13	Coordinates	51.463030, -0.018905
		Flood Zone	1
Number of Blocks / Units	1 / 4	PTAL Rating	6a
Registration Numbers	1 - 4	Tenanted / Void	4 / 0 (October 2023)
Ward	Ladywell	Estate (if applicable)	Algernon
Description	A single block of garages, single-story, with a driveway, located on Algernon Road. One of the two garage sites on Algernon Road. The other site was converted into semi-detached housing by Building for Lewisham.		

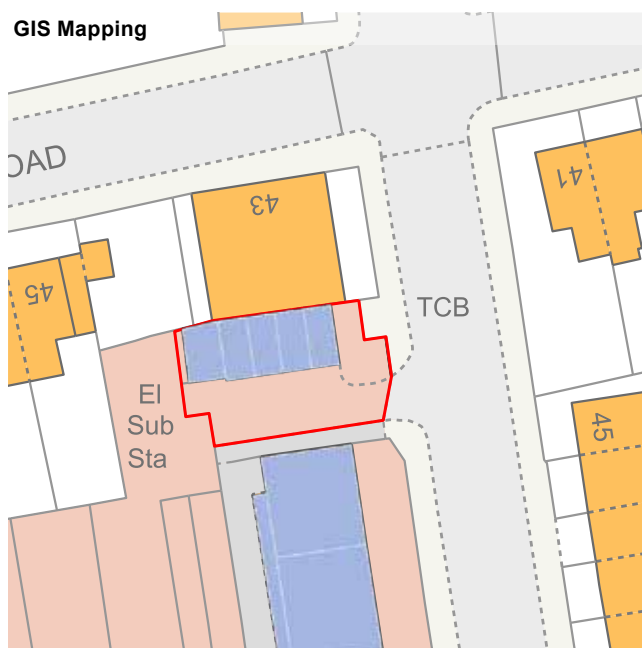
Site Survey Observations

Car Park Barrier	No	Trees on site	Yes
Illegal Waste Dumping	None observed	Garage Door Conditions	Acceptable
Block Condition	Not beyond economic repair. Minor repairs needed.	Wall Construction	Masonry wall construction
		Gutters	PVC / Metal
Notes	The garages and driveway appear to be in good condition overall. Better signage is required to number the garages, and council contact information should be provided for renting / getting information about garages.		

Options Review

Retain for strategic position	Yes	Maintain current use and lease	Yes
Demolish	No	Dispose	Yes
Future Development Pathway	Housing		
Notes	This site, a block of four garages with a driveway on Algernon Road, has been assessed for architectural and financial feasibility. While suitable for semi-detached or low-rise housing, a substation with access requirements poses planning challenges. Disposal is recommended to generate capital receipts without affecting future development potential of adjacent assets or land.		

GIS Mapping



Blue Hatch denotes council owned property

Orange Hatch denotes council owned land

Red line Denotes property limit

Aerial View



Yellow box Denotes location of garage units

Site Images



Appendix 2: Dacres Estate Site 4

Initial Options Appraisal

Site Information			
Address	Silverdale Rd London SE26	Coordinates	51.431720, -0.049691
		Flood Zone	1
Number of Blocks / Units	5 / 19	PTAL Rating	3
Registration Numbers	103 - 121	Tenanted / Void	17 / 2 (Oct 2023)
Ward	Perry Vale	Estate	Dacres

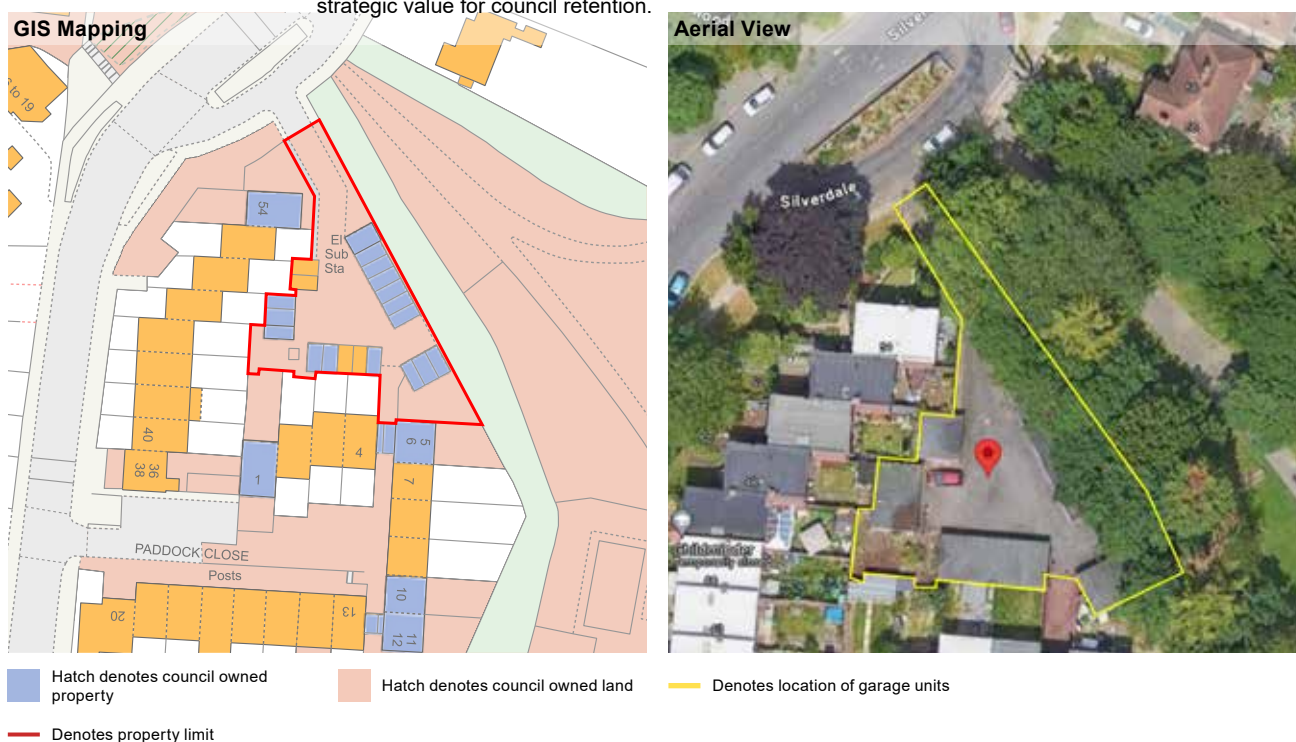
Description There are five blocks of garages on Dacres Estate, consisting of 2, 3, 3, 5, and 6 brick-built flat-roofed units. They are situated in an enclosed courtyard immediately off Silverdale. Additionally, there is a small community garden in one corner, although it is currently overgrown. It is unclear who initiated this garden or if it aligns with a council mandate from the initial development of the garages.

Site Survey Observations			
Car Park Barrier	Yes	Trees on site	No
Illegal Waste Dumping	Some observed	Garage Door Conditions	Acceptable
Block Condition	Needs some repairs and maintenance	Wall Construction	Cement block
		Gutters (if applicable)	PVC

Notes Some gutters need to be repaired. There are signs of illegal dumping and rubbish that need to be removed. Furthermore, there are two possible abandoned vehicles on the site.

Options Review			
Retain for strategic position	Yes	Maintain current use and lease	Yes
Demolish	No	Dispose	Yes
Future Development Pathway	Housing		

Notes The site is located in an enclosed courtyard off Silverdale, with a small, overgrown community garden of unclear origin in one corner. Its proximity to the adjacent park makes it suitable for low-rise housing, but constraints such as overlooking distances, substation access, and potential access or freehold issues limit feasibility to 2–3 single-family homes. This bespoke approach is not economically viable for the council. With most surrounding properties sold, the site holds limited strategic value for council retention.



Site Images



Appendix 3: Ernest Simmonds House

Initial Options Appraisal

Site Information			
Address	Dennetts Rd	Coordinates	51.470701, -0.050635
	London SE14	Flood Zone	1
Number of Blocks / Units	1 / 3	PTAL Rating	4
Registration Numbers	1 - 3	Tenanted / Void	2 / 1 (Oct 2023)
Ward	Telegraph Hill	Estate (if applicable)	Somerville
Description	A small block of garages with direct street access.		

Site Survey Observations			
Car Park Barrier	Yes	Trees on site	Yes
Illegal Waste Dumping	None observed	Garage Door Conditions	Some maintenance required
Block Condition	Good	Wall Construction	Cement block
		Gutters	Metal
Notes	The garages are generally in good condition, although the doors require some maintenance. Overall, the site is clean.		

Options Review			
Retain for strategic position	Yes	Maintain current use and lease	Yes
Demolish	No	Dispose	Yes
Future Development Pathway	Housing		

Notes
This narrow site, with three garage units facing Dennetts Road, has been assessed through an architectural capacity study and financial appraisal, identifying its capacity for only one or two new homes. Due to the uneconomical nature of a bespoke low-unit development, disposal is recommended to optimise value.



Site Images



Appendix 4: Kender Street

Initial Options Appraisal

Site Information

Address	Romney Close London SE14	Coordinates	51.476319, -0.051788
		Flood Zone	3
Number of Blocks / Units	1 / 33	PTAL Rating	5
Registration Numbers	54 - 86	Tenanted / Void	23 / 10 (Oct 2023)
Ward	Telegraph Hill	Estate (if applicable)	Kender
Description	There is a block of 33 brick garages situated on a long narrow site, accessed from the rear of 24 Kender Street via Romney Close. It is surrounded by double-storey terrace housing and a four-storey apartment building. Additionally, it connects to Pomeroy Street and New Cross Road, where there are commercial units, via pedestrian walkways.		

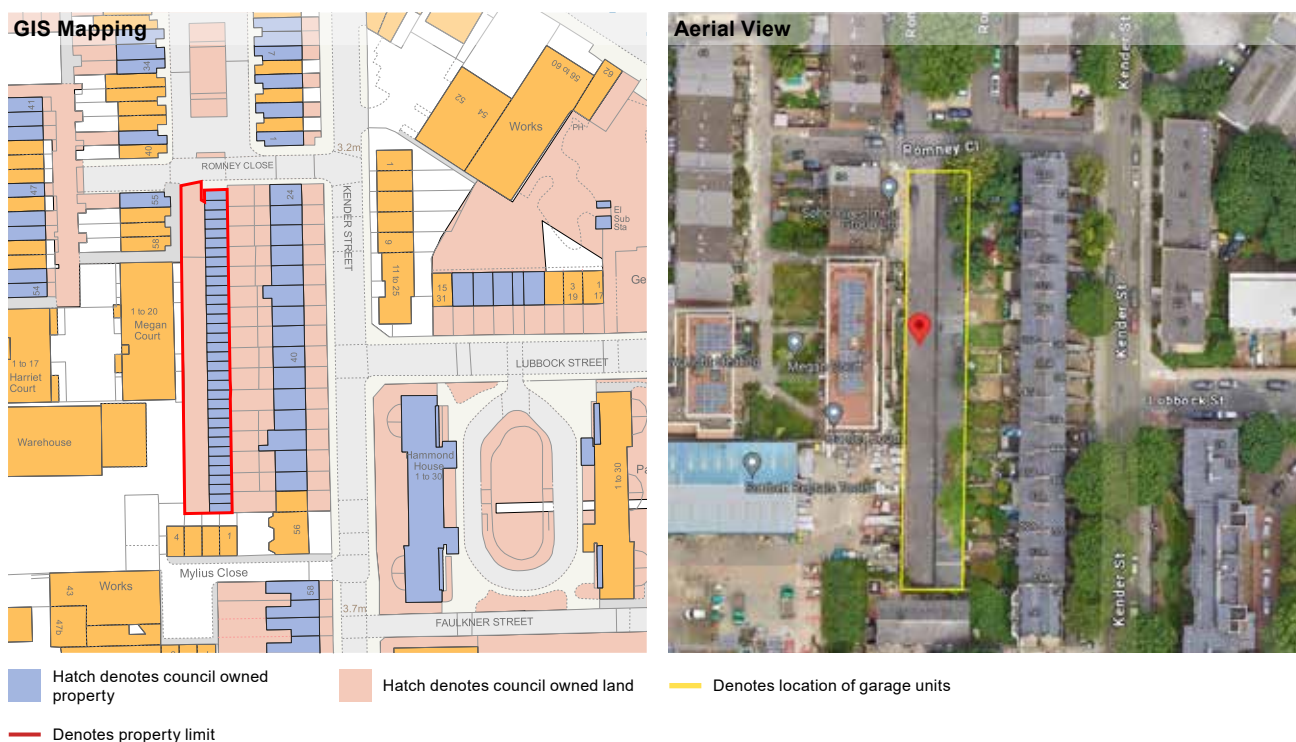
Site Survey Observations

Car Park Barrier	Yes	Trees on site	No
Illegal Waste Dumping	None observed	Garage Door Conditions	Acceptable
Block Condition	Good	Wall Construction	Brick
		Gutters	PVC
Notes	The garages appear to be in satisfactory condition. However, significant plant growth on the roof needs to be removed. Additionally, one of the units has a satellite dish with a power supply, although it is unclear where the power is coming from.		

Options Review

Retain for strategic position	Yes	Maintain current use and lease	Yes
Demolish	No	Dispose	Yes
Future Development Pathway	Meanwhile use, affordable workspace		

Notes
The site comprises 33 brick garages on a long, narrow plot at Romney Close, accessed from the rear of 24 Kender Street. Surrounded by dense development, including terrace housing and a four-storey apartment building, it faces challenges like access rights and overlooking distances. Despite its size, a capacity study suggests the site could support only five housing units, requiring a bespoke solution.



Site Images



Appendix 5: Lawrie Park Gardens

Initial Options Appraisal

Site Information

Address	Lawrie Park Gardens London SE26 6HW	Coordinates	51.489949, -0.035252
		Flood Zone	1
Number of Blocks / Units	1 / 2	PTAL Rating	3
Registration Numbers	A - B	Tenanted / Void	2 / 0
Ward	Sydenham	Estate (if applicable)	
Description	Garage units on a standalone site that backs onto a drying yard. The building appears to have a large ceiling void beneath a gabled roof. It has direct road access with a parking courtyard in front of the garage units.		

Site Survey Observations

Car Park Barrier	Yes	Trees on site	On the perimeter
Illegal Waste Dumping	None observed	Garage Door Conditions	Acceptable
Block Condition	Not beyond economic repair	Wall Construction	Masonry wall construction with gabled roof
		Gutters	None

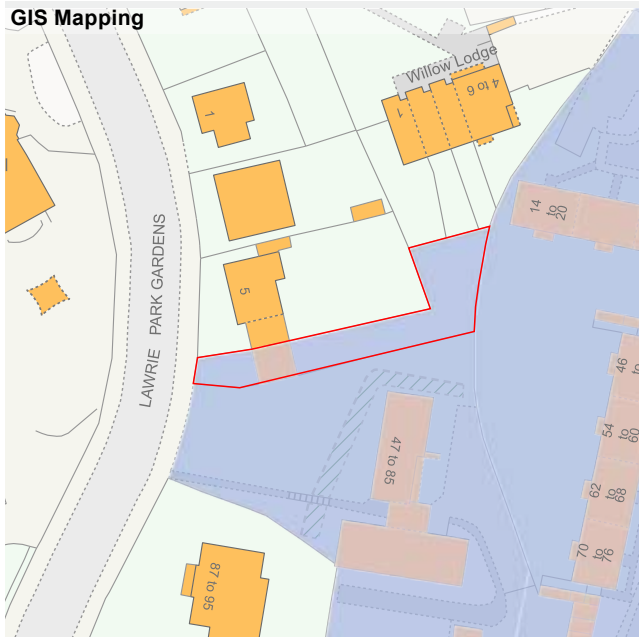
Notes A very pretty building that, at first glance, appears well-used and loved. However, there are significant cracks on the building walls that need to be addressed.

Options Review

Retain for strategic position	Yes	Maintain current use and lease	Yes
Demolish	No	Dispose	Yes
Future Development Pathway	Residential		

Notes This narrow site, with two garages facing Lawrie Park Gardens Road, has been assessed through architectural and financial studies. The structure has significant issues, temporarily addressed with repairs that may not suffice long-term, likely requiring costly future interventions. With capacity for only one new home, disposal is recommended, as developing a single unit is typically uneconomical for the council.

GIS Mapping



Blue Hatch denotes council owned property

Orange Hatch denotes council owned land

Red line Denotes property limit

Aerial View



Yellow outline Denotes location of garage units

Site Images



Appendix 6: Marsala Road

Initial Options Appraisal

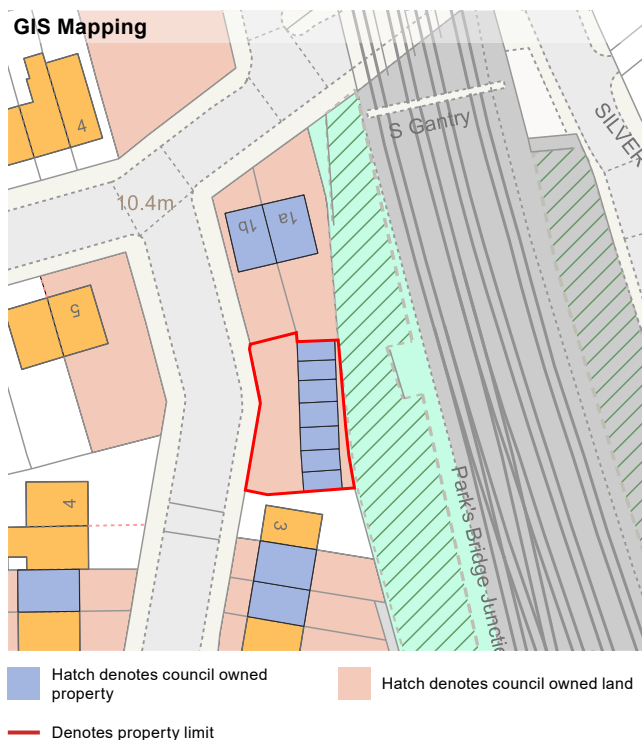
Site Information			
Address	Marsala Road London SE13	Coordinates	51.461748, -0.016785
		Flood Zone	3
Number of Blocks / Units	1 / 7	PTAL Rating	6a
Registration Numbers	1 - 7	Tenanted / Void	7 / 0 (Oct 2023)
Ward	Ladywell	Estate (if applicable)	Marsala
Description	A small block of garages with direct street access. No view to the roof.		

Site Survey Observations			
Car Park Barrier	No	Trees on site	No
Illegal Waste Dumping	Some observed	Garage Door Conditions	Acceptable
Block Condition	Good	Wall Construction	Brick
		Gutters	None observed

Notes The garage units appear to be in good condition, although there is some illegal dumping observed. Additionally, there is parking in front of the garage units, but there is no indication whether those cars are associated with the rented garages.

Options Review			
Retain for strategic position	Yes	Maintain current use and lease	Yes
Demolish	No	Dispose	Yes
Future Development Pathway	Housing		

Notes The site, a small block of 7 garages with street access from Marsala Road and railway tracks to the rear, has limited development potential for up to 3 housing units, as indicated by a capacity study. However, a bespoke housing model would be required, which is not economically viable within the council's financial modelling tolerances for in-house development.



Site Images



Appendix 7: Mill Gardens

Initial Options Appraisal

Site Information

Address	Mill Gardens London SE26 6JX	Coordinates	51.461748, -0.016785
		Flood Zone	1
Number of Blocks / Units	2 / 17	PTAL Rating	4
Registration Numbers	1 - 17	Tenanted / Void	17 / 0
Ward	Sydenham	Estate (if applicable)	Hensford Gardens
Description	Two blocks of garage units, with 9 units in one block and 8 in the other, separated by a driveway. Surrounded by 2-storey housing units, the garages have direct road access and back onto parking bays. The garage blocks with the driveway are situated on a slightly sloped site.		

Site Survey Observations

Car Park Barrier	No	Trees on site	No
Illegal Waste Dumping	None observed	Garage Door Conditions	Acceptable
Block Condition	Good	Wall Construction	Masonry wall with RC roof slab
		Gutters	None observed

Notes The condition is mostly fine, but there are some cracks in the wall. It looks like someone attempted to address them by sealing the gaps, but did not fix the underlying cause or properly repair the wall. Additionally, painting around the fascia board and door frames needs to be done, as a lot of the paint is peeling or has already peeled away.

Options Review

Retain for strategic position	Yes	Maintain current use and lease	Yes
Demolish	No	Dispose	Yes
Future Development Pathway	Housing		

Notes The site comprises 2 blocks of 17 garages on Mill Gardens Road. Constraints such as overlooking distances, access rights, and potential freehold interests limit development feasibility to 3–4 single-family homes, requiring a bespoke solution that is not economically viable for the council. Additionally, most surrounding properties have been sold, reducing the site's strategic value for council retention.



Site Images



Appendix 8: Oak Cottage Close

Initial Options Appraisal

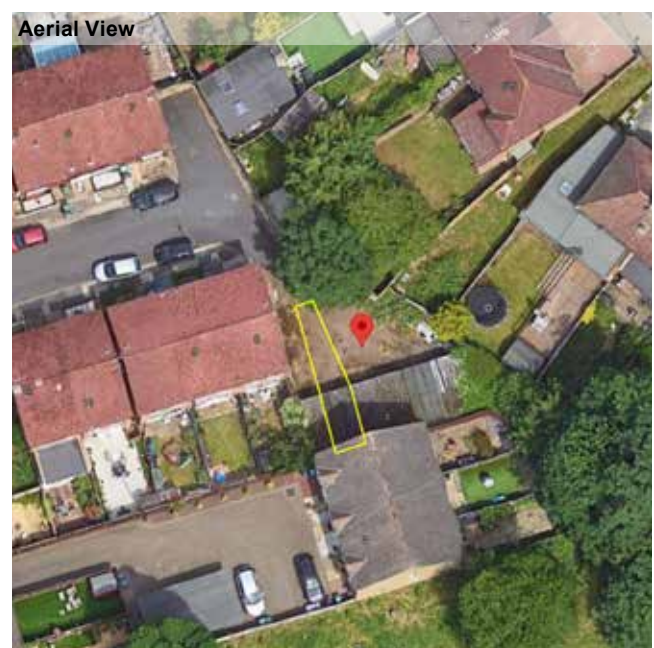
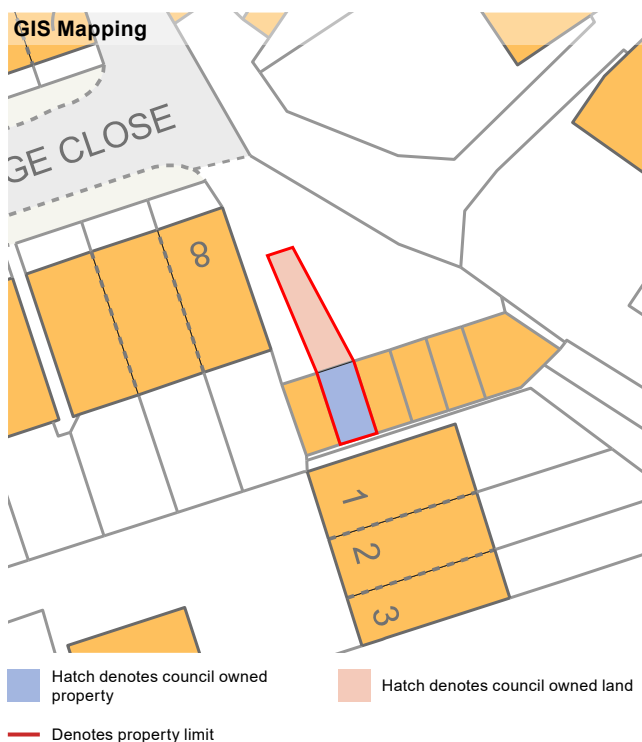
Site Information			
Address	Oak Cottage Close London SE6 1NE	Coordinates	51.439557, 0.006285
		Flood Zone	1
Number of Blocks / Units	1 / 6 (but only 1 is council owned)	PTAL Rating	1b
Registration Numbers	5	Tenanted / Void	1 / 0 (Oct 2023)
Ward	Hither Green	Estate (if applicable)	
Description	There is a single block of 6 garages, with only 1 unit owned by the General Fund.		

Site Survey Observations			
Car Park Barrier	Yes	Trees on site	No
Illegal Waste Dumping	Yes	Garage Door Conditions	Acceptable
Block Condition	Satisfactory	Wall Construction	Brick
		Gutters	PVC

Notes The garage doors require painting to prevent corrosion, plant growth needs to be removed, and illegal dumping needs to be addressed.

Options Review			
Retain for strategic position	No	Maintain current use and lease	Yes
Demolish	No	Dispose	Yes
Future Development Pathway	Unlikely		

Notes This site comprises a single block of six garages, of which only one is council-owned. The site has significant ASB issues and no viable development potential for the council, making disposal the recommended option.



Yellow rectangle Denotes location of garage units

Site Images



Appendix 9: Overcliff Road

Initial Options Appraisal

Site Information

Address	75 Tyrwhitt Rd London SE4 1QE	Coordinates	51.464241, -0.023903
		Flood Zone	1
Number of Blocks / Units	1 / 2	PTAL Rating	3
Registration Numbers	1 - 2	Tenanted / Void	0 / 2 (Oct 2023 - Longterm void evident)
Ward	Brockley	Estate (if applicable)	

Description The garages are located to the rear of 75 Tyrwhitt Road, which is owned by LBL but managed by Regenter. The right-to-buy (RTB) lease plan includes communal use of the rear garden, but it does not include the garages, so it is assumed that they did not form part of the sale. The garages are not on the current asset register and are presumed to be long-term vacant.

Site Survey Observations

Car Park Barrier	No	Trees on site	No
Illegal Waste Dumping	Some observed	Garage Door Conditions	Need replacement
Block Condition	Possibly beyond economic repair	Wall Construction	Brick possibly
		Gutters	To be determined

Notes The garages appear abandoned and are difficult to locate. The doors look completely deteriorated from the portion we can see, and the area is completely overgrown with vegetation, making the structure and roof not visible.

Options Review

Retain for strategic position	No	Maintain current use and lease	No
Demolish	No	Dispose	Yes
Future Development Pathway	Unlikely		

Notes Due to their poor condition, limited utility, and location on an existing council property, a leasehold disposal is recommended.



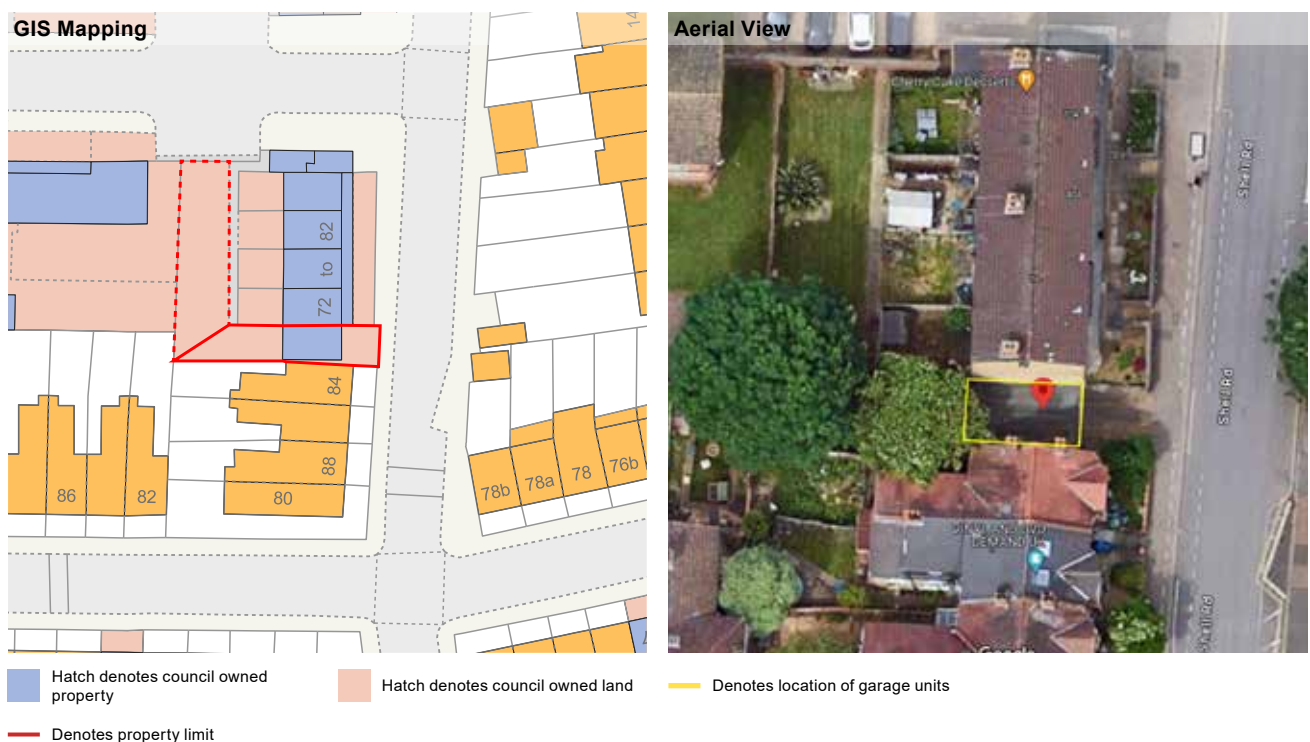
Site Images



Appendix 10: Shell Road

Initial Options Appraisal

Site Information			
Address	Shell Road	Coordinates	51.463265, -0.021632
	London SE13 7TY	Flood Zone	1
Number of Blocks / Units	1 / 1	PTAL Rating	5
Registration Numbers	5	Tenanted / Void	1 / 0 (Oct 2023)
Ward	Ladywell	Estate (if applicable)	Nuding Close
Description	A single garage unit situated between terraced houses and a 4-storey small housing block.		
Site Survey Observations			
Car Park Barrier	No	Trees on site	No
Illegal Waste Dumping	Some observed	Garage Door Conditions	Acceptable
Block Condition	Good	Wall Construction	Brick
		Gutters	Possibly integrated
Notes	Overall, the garage unit is in good condition.		
Options Review			
Retain for strategic position	Yes	Maintain current use and lease	Yes
Demolish	No	Dispose	Yes
Future Development Pathway	Housing		
Notes	This narrow site, with one garage units facing Shell Road, has been thoroughly assessed by officers through an architectural capacity study and a financial appraisal. It has been identified as only being capable of accommodating one new home. This is the primary reason for recommending its disposal, as it is typically uneconomical for the council to develop a single home.		



Site Images



Appendix 11: Vesta Road

Initial Options Appraisal

Site Information			
Address	Near 2A Wallbutton Rd London SE4 2NX	Coordinates	51.468166, -0.041848
		Flood Zone	1
Number of Blocks / Units	1 / 1	PTAL Rating	5
Registration Numbers	1	Tenanted / Void	0 / 1 (Oct 2023 - Longterm void)
Ward	Telegraph Hill	Estate (if applicable)	
Description	A single garage unit with a very long driveway, and no impediments to access.		

Site Survey Observations			
Car Park Barrier	No	Trees on site	Maybe
Illegal Waste Dumping	Significant	Garage Door Conditions	Acceptable
Block Condition	Possibly beyond economic repair	Wall Construction	To be determined
		Gutters	To be determined

Notes The garage has been vacant for many years. There is a lot of illegal dumping on the property and some material storage.

Options Review			
Retain for strategic position	Yes	Maintain current use and lease	Yes
Demolish	No	Dispose	Yes
Future Development Pathway	Affordable workspace		

Notes The garage and land, including the access alleyway, are owned by the council and listed in the asset register as land at the rear of 61 Vesta Road. While the property at 61 Vesta Road was transferred to Lewisham Homes (LH), three of the four units underwent the RTB process, with two granted a share of the garden extending to the garage area. The remaining garden portion, excluded from the RTB for Flat D, is overgrown and poses biodiversity challenges. Access difficulties due to poor sight lines further complicate development. Consolidating the garage site and the remaining portion of 61 Vesta Road for disposal could enhance its attractiveness to developers.



Site Images



Appendix 12: Wild Goose Drive 2

Initial Options Appraisal

Site Information

Address	Wild Goose Dr. London SE14	Coordinates	51.472436, -0.052347
		Flood Zone	1
Number of Blocks / Units	2 / 10	PTAL Rating	6a
Registration Numbers	6 - 15	Tenanted / Void	9 / 1 (Oct 2023)
Ward	Telegraph Hill	Estate (if applicable)	Somerville
Description	Two blocks of garages are situated along Wild Goose Drive, with direct access to the road and backing onto Lausanne Road (from which it has pedestrian access). They feature dual pitched roofs and are separated by presumably parking bays.		

Site Survey Observations

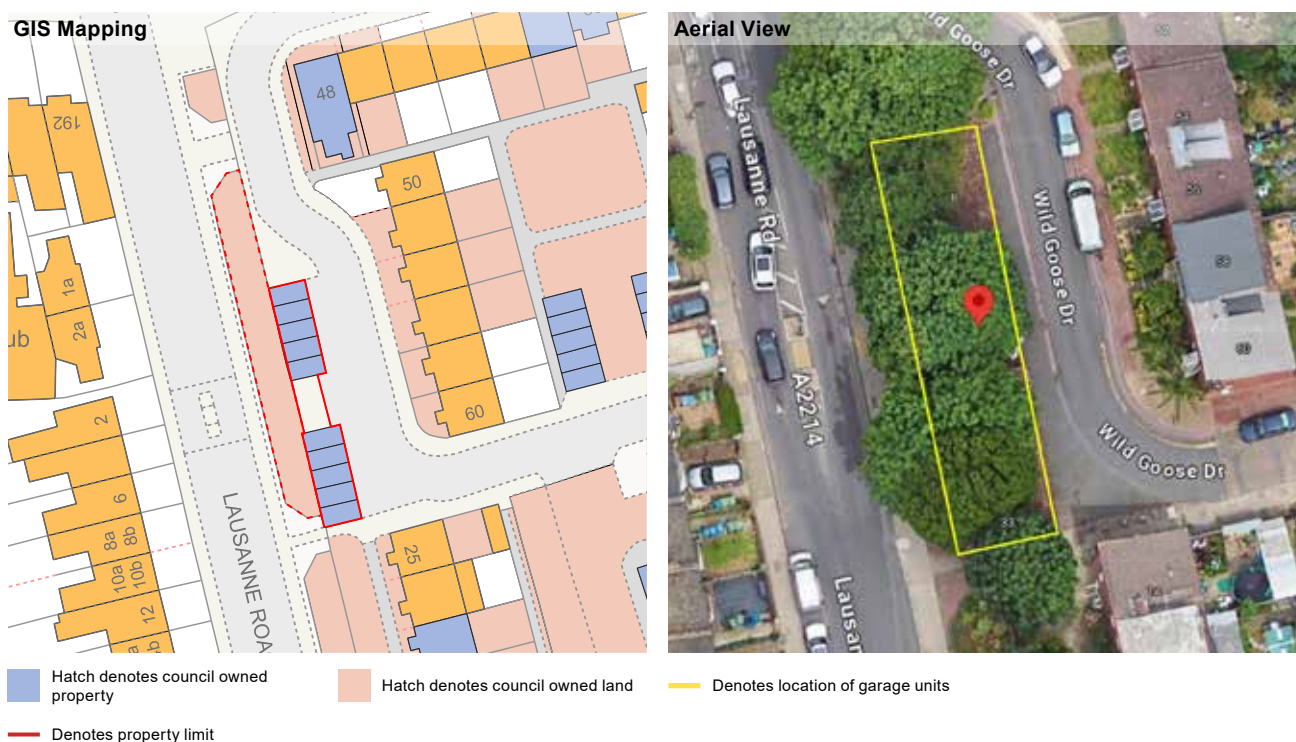
Car Park Barrier	No	Trees on site	No
Illegal Waste Dumping	None observed	Garage Door Conditions	Acceptable
Block Condition	Acceptable	Wall Construction	Brick
		Gutters	Plastic

Notes The garages appear to be in good condition, but vegetation growth / collection in the gutters needs to be cleaned out.

Options Review

Retain for strategic position	Yes	Maintain current use and lease	Yes
Demolish	No	Dispose	Yes
Future Development Pathway	Housing / Affordable Workspace		

Notes The site consists of a small block of 10 garages on a narrow strip of land on Wild Goose Drive. An architectural capacity study indicates development potential for up to 2 housing units, requiring a bespoke housing model that is not economically viable within the council's financial tolerances for in-house development. Additionally, many surrounding properties have been sold, further diminishing the site's strategic value for council retention.



Site Images



Appendix 13: Wild Goose Drive 3

Initial Options Appraisal

Site Information

Address	Wild Goose Dr. London SE14	Coordinates	51.472517, -0.051765
		Flood Zone	1
Number of Blocks / Units	2 / 10	PTAL Rating	6a
Registration Numbers	16 - 25	Tenanted / Void	9 / 1 (Oct 2023)
Ward	Telegraph Hill	Estate (if applicable)	Somerville
Description	Two small garage blocks situated in front of a greenspace and surrounded by terraced housing, some of which is council-owned. The blocks are separated by a central driveway leading to a parking area.		

Site Survey Observations

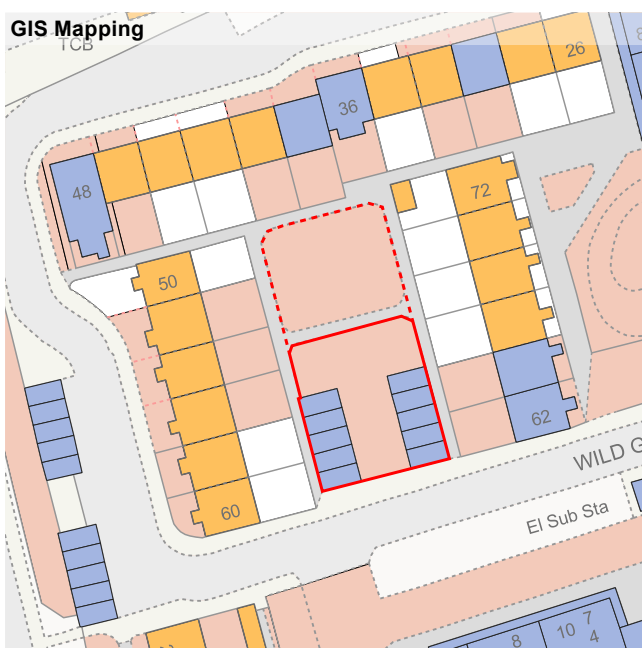
Car Park Barrier	No	Trees on site	Yes
Illegal Waste Dumping	Some observed	Garage Door Conditions	Acceptable
Block Condition	Good.	Wall Construction	Brick
		Gutters	Plastic
Notes	Generally, the garages appear to be in good condition. However, there are some signs of abandoned vehicles and instances of rubbish dumping.		

Options Review

Retain for strategic position	Yes	Maintain current use and lease	Yes
Demolish	No	Dispose	Yes
Future Development Pathway	Housing		

Notes

The site consists of a small block of 10 garages on Wild Goose Drive, with development potential for up to 3 housing units, as identified in an architectural capacity study. However, this would require a bespoke housing model that is not economically viable within the council's financial tolerances for in-house development. Additionally, with about half of the surrounding properties sold, the site holds limited strategic value for council retention.



Blue Hatch denotes council owned property

Orange Hatch denotes council owned land

Red line denotes property limit



Yellow outline denotes location of garage units

Site Images



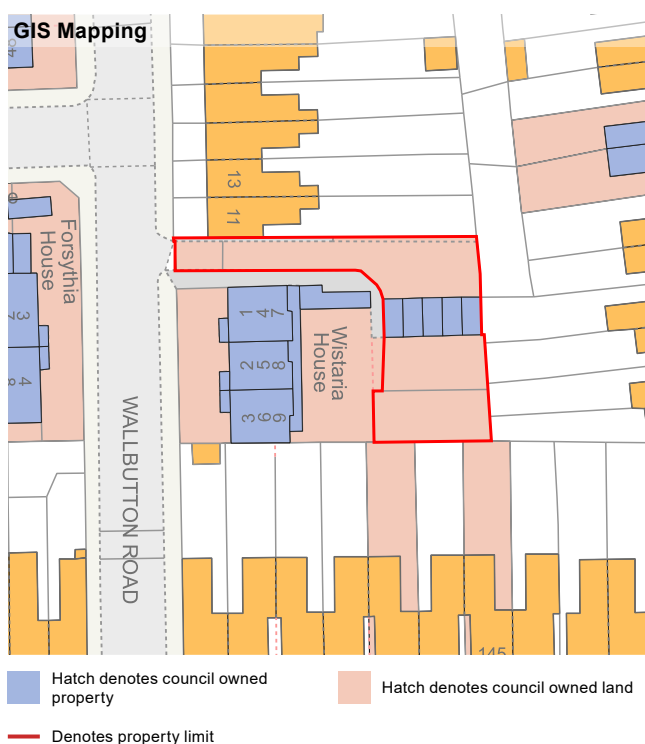
Appendix 14: Wistaria House

Initial Options Appraisal

Site Information			
Address	Wallbuton Rd	Coordinates	51.466601, -0.040393
	London SE4 2NZ	Flood Zone	1
Number of Blocks / Units	1 / 5	PTAL Rating	5
Registration Numbers	1 - 5	Tenanted / Void	3 / 2 (Oct 2023)
Ward	Telegraph Hill	Estate (if applicable)	Central West Telegraph Hill
Description	A block of five garages adjacent to council-owned land and property. It has a separate driveway accessed from Wallbuton Road.		

Site Survey Observations			
Car Park Barrier	Yes	Trees on site	No
Illegal Waste Dumping	None observed	Garage Door Conditions	Maintenance required
Block Condition	General maintenance needed	Wall Construction	Brick
		Gutters	None
Notes	Three wooden hinged doors have been possibly replaced over time, with two more yet to be replaced. Based on the condition of the two blue hinged doors, door replacement is a viable option. Otherwise, the overall condition appears to be good, and the site is generally clean.		

Options Review			
Retain for strategic position	Yes	Maintain current use and lease	Yes
Demolish	No	Dispose	No
Future Development Pathway	Housing		
Notes	Five garage units are located on a small lot with narrow, single-lane driveway access from Wallbuton Road. The site would require a bespoke solution, potentially accommodating one or two units, which is not economically feasible for the council.		



Site Images

