

Appendix 7: Draft summary of justification per plot subject to confirmation of planning application detail and confirmation of extent of land and rights rec

Plot Ref:	Address	Description	FH / LH	Note
1	Public road known as High Street, Grays	High Street - Pedestianised Road	FH - Unregistered	Excavation of ground to accommodate ground level changes , utilities diversions, retaining structures,construction of steps/ramps to underpass, retaining structures, works associated with public realm reinstatement
			Thurrock Council (Highway Authority)	Tie in diverted utilities. Ground reinstatement. Associated public realm works
		Various frontage to High Street	FH - Various	
2	Land forming part of public road known as High Street fronting 35-51 (odd) High Street, Grays	Part of pedestrianised High Street	FH - Thurrock Council	Tie in diverted utilities. Ground reinstatement. Associated public realm works
6	52 High Street, Grays	Ground floor retail unit with first floor ancillary space	FH - Cassim Malam & Mariyam Malam	Demolition of structures, excavation of ground to accommodate ground level changes, erection of construction compounds to be used on a temporary basis,construction of new buildings and structures as part of the new development.Tie in diverted utilities.
		Ground Floor Retail Unit	LH - Prashant Patel (t/a Your Local Top Up Store)	Demolition of structures, excavation of ground to accommodate ground level changes, erection of construction compounds to be used on a temporary basis,construction of new buildings and structures as part of the new development.
7	Rear of 52 High Street, Grays		FH - Cassim Malam & Mariyam Malam	Demolition of structures, excavation of ground to accommodate ground level changes, erection of construction compounds to be used on a temporary basis,construction of new buildings and structures as part of the new development.
	52a High Street, Grays	First floor residential apartment	LH - Not Known (assume let on AST)	Demolition of structures, excavation of ground to accommodate ground level changes, erection of construction compounds to be used on a temporary basis,construction of new buildings and structures as part of the new development.
8	54-56 High Street, Grays	Ground floor retail with first floor	FH - Dilsen Investments Limited	Demolition of structures, excavation of ground to accommodate ground level changes, erection of construction compounds to be used on a temporary basis,construction of new buildings and structures as part of the new development.

		Ground floor retail unit	LH - Not Known (ta Pound City)	Demolition of structures, excavation of ground to accommodate ground level changes, erection of construction compounds to be used on a temporary basis, construction of new buildings and structures as part of the new development.
9	Public road known as High Street fronting 54-56 (even) High Street, Grays	Part of pedestrianised High Street	FH - Thurrock Council	Excavation of ground to accommodate ground level changes, erection of construction compounds to be used on a temporary basis, utilities diversions, retaining structures, construction of new buildings and structures as part of the new development.
10	58 High Street, Grays	Ground floor retail unit with 1st floor apartment	FH - Adoptplan Properties Limited	Demolition of structures, excavation of ground to accommodate ground level changes, erection of construction compounds to be used on a temporary basis, utilities diversions, retaining structures, construction of new buildings and structures as part of the new development.
	58a High Street, Grays	First floor residential apartment	LH - Not Known (assume let on AST)	Demolition of structures, excavation of ground to accommodate ground level changes, erection of construction compounds to be used on a temporary basis, utilities diversions, retaining structures, construction of new buildings and structures as part of the new development.
11	60, 60a and 60b High Street, Grays	Ground floor retail unit with first floor apartment	FH - St Clement's Court Limited	Demolition of structures, excavation of ground to accommodate ground level changes, erection of construction compounds to be used on a temporary basis, utilities diversions, retaining structures, construction of new buildings and structures as part of the new development.
	60a High Street, Grays	First floor residential apartment	LH - Not Known (assume let on AST)	Demolition of structures, excavation of ground to accommodate ground level changes, erection of construction compounds to be used on a temporary basis, utilities diversions, retaining structures, construction of new buildings and structures as part of the new development.
12	Rear of No. 60 High Street		FH - Not Known	Demolition of structures, excavation of ground to accommodate ground level changes, erection of construction compounds to be used on a temporary basis, utilities diversions, retaining structures, construction of new buildings and structures as part of the new development.
13	Rear of 62 High Street, Grays		FH - Not Known	Demolition of structures, excavation of ground to accommodate ground level changes, erection of construction compounds to be used on a temporary basis, utilities diversions, retaining structures, construction of new buildings and structures as part of the new development.
14	62 High Street, Grays	Ground floor retail unit with offices at first floor	FH - Grays Property Leasing Company Limited	Demolition of structures, excavation of ground to accommodate ground level changes, erection of construction compounds to be used on a temporary basis, utilities diversions, retaining structures, construction of new buildings and structures as part of the new development including steps/ramps to underpass, retaining structures, works associated with public realm reinstatement

TOTAL PROPERTY COST ESTIMATE "NORTH"