

Mercator Road

Where: Lewisham, SE13. Who For: Pocket Living. What: 26 homes



Mercator Road / Marischal Road

Architect: John Thompson & Partners

Pocket is a 'for profit' social business exclusively dedicated to the provision of affordable homes in London. Pocket works with award winning architects to design contemporary, stylish homes to an exemplary standard that allow people on low to moderate incomes to own a home of their own.

Pocket builds principally one bedroom apartments that are designed specifically with singles and couples in mind who want to own their house outright, and the homes are sold outright on first sale at a minimum 20% discount to the open market price for comparable flats in the same area, up to a maximum 3.5 times the Mayor of London's maximum threshold income for affordable housing. Priority is given to those who already live or work in the relevant borough and other key priority groups, such as social tenants, agreed with the Council.

This site on Marischal Road, just five minutes from Lewisham station, will provide 25 new one bedroom homes and one two bedroom home for sale. The new homes will be available to Lewisham people earning less than £54,500 who are priced out of the property market and salaried out of social housing. These will be the first Pocket homes in Lewisham.

CMA Planning secured planning permission and conservation area consent in March 2015. The scheme was completed in 2016.



CMA Planning

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