

METRO
Property
 PROPERTY SUPPLEMENT OF THE YEAR



GOING GREEN
 The man behind this spectacular plant-filled home
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RESTORATION DRAMA

This building stood empty for ten years, slowly crumbling away, but just look at it now... Page 4 »

PHOTO: JACK COBBHOUSE



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PHOTO: SARAH DUNCAN

Why solving the housing crisis should be...

SQUEEZY PEASY

WHILE infill sites alone won't solve the housing shortage, they could provide enough brownfield land to

build 160,000 new homes during this parliament. That was the conclusion of the government's housing white paper, published in February.

One developer, Pocket, has taken up the challenge and primarily develops on infill and brownfield sites. The London-based housebuilder also sells the homes it builds at 'affordable' prices, defined as being 80 per cent of the open-market value.

Lucien Smithers for Pocket says: 'Our mission is to provide as much affordable housing as we can on a site, so we tend to favour "infill" sites – land that either doesn't have any particular purpose or is no longer used for the purpose for which it was previously intended. This includes old garage sites that have become under-used storage facilities for junk, community centres which are not used by the community any more or just spaces between buildings.'

Sail Street and Juxon Street in north Lambeth, SE11, are two examples of Pocket's philosophy made real. The

China Walk Estate was originally built in 1954 to house Lambeth workers. Pocket has worked with the local council to redevelop two underused areas of the estate to create 70 one-

bedroom apartments across two blocks. They are only sold to first-time buyers who are existing borough residents and who earn less than the Greater London Authority (GLA) income cap.

All Pocket properties are sold under the same terms and conditions as those for sale at Sail Street and Juxon Street. To date, the

developer is working with 22 London boroughs to develop properties, including schemes in Lewisham, Kingston and Waltham Forest. The new schemes are among 1,000 new apartments in its pipeline, developed as part of a plan following a £26.4million ten-year loan from GLA.

Smithers says: 'It makes sense to develop these type of infill sites; they're already within an existing community, they can tap into the existing infrastructure and services and they allow the densification of London, rather than pushing its urban boundary out into the green belt. We're keen to develop more in London and other dense cities – our model is really an

urban one. We've been approached by cities like Berlin, Boston, Sydney and Melbourne.'

Pocket's successful model has been accelerated by the GLA loan. Previously, it would have taken two to three years to develop one site, but now Pocket can buy and build across several sites simultaneously, reducing the process to 11 to 12 months. The shorter construction timeframe – which means less interest in borrowings – is partly because the homes are built offsite as modular units and craned into position when complete.

Smithers says: 'The modular build is quicker, more efficient and has greater scalability as we grow the business. It enables us to be precise, less wasteful and produce high-quality, well-insulated homes that our residents – whose average age is 32 – tell us they like. If anything, they are over engineered, but because we have committed to working with one manufacturer – Vision Modular Systems – we've created a building system that works for four storeys here and for the high-rise apartments we are developing elsewhere.'

At Juxon Street and Sail Street, the 38sqm apartments – configured as a living room and kitchen, with separate bathroom and integrated shower room and toilet – feel sizeable. Good design,



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METRO Property New-Build News

» Continued from page 6

including high ceilings, floor-to-ceiling windows, wider than average doorways and single-tone floors throughout ensures an impression of space. Secure cycle storage is provided. Prices for the remaining apartments start from £332,000, pocketliving.com.

Smart design and build invariably leads to better outcomes for people and the planet. Gwyn Roberts, Lead at Home Quality Mark (HQM), the voluntary national housing standard, says: 'In many ways, use of infill sites for building new homes is a very positive thing, as many sites have good existing infrastructure and transport links, and developers will not be building over areas where there is a high ecological presence, reducing the impact on biodiversity. If the land is contaminated, this can be a good alternative use for it, too.'

Land doesn't come much more toxic than at the former industrial site upon



Former industrial site: Interiors at The Timberyard Deptford

THE SPACE SAVERS

which **The Timberyard**, Deptford, is being built to provide 1,132 homes, as well as office and retail space, a new linear park, and new pedestrian and cycle routes. One to three-bedroom apartments in the Panoramic' Collection at Cedarwood Square have just launched. Prices from £447,500, thetimberyard.london

Meanwhile, **Artisan**, on Goodge Street, Fitzrovia (right), fills a void in the streetscape that's been there for almost 70 years, ever since bomb damage during the Second World War. The carefully crafted conversion spans the upper floors of five terrace buildings, with unique yet complementary façades, maintaining the original visual

separation of the buildings. The 13 bespoke properties are priced from £2.35million, artisanlondon.com

Prince Of Wales Drive is transforming a five-acre former gasworks site, next to Battersea Park into a thriving new community of 955 homes, surrounding 2.5 acres of carefully considered open space, including landscaped gardens. The recently launched new collection, in **Regents House**, will introduce a total of 72 one, two and three-bedroom apartments, featuring open-plan living spaces and a covered outdoor terrace or balcony. Prices start from £720,000, princeofwalesdrive.co.uk. **St Mary's Island**, formerly an



uninspiring brownfield site on the Medway River, is a residential redevelopment by Countryside Maritime, a joint venture between SEEDA and Countryside Properties (UK) Limited. Azure is the final phase of homes to be created, featuring the Water's Edge collection of four-bedroom Sandpiper and five-bedroom Kingfisher house designs. Prices for the Sandpiper start from £499,995 and from £530,000 for the Kingfisher, parklands-azure.co.uk

Regal Homes is launching the latest of its exclusive London developments, **Shoreditch Exchange**. Located on a previously underutilised site, the developer is reinventing it to create an exciting addition to the evolving neighbourhood. The scheme comprises 184 apartments set around private internal courtyards and a one-bedroom flat in the first phase is priced from £686,000, shoreditch-exchange.co.uk



AVEDIS

This is a regeneration of the former **Aria Dairy** site in South Ruislip. The development is a mix of 163 new one, two and three-bed apartments, a state-of-the-art, 11-screen **Cineworld** multiplex, an **Asda** supermarket and five family-themed restaurants. Help to Buy London is available. The four two-bed apartments left for sale are priced from £409,995, bellway.co.uk

PROSPECT EAST

This has been developed on **Stratford Works**, which was once the largest rail works in Britain and is the first phase of a major new integrated neighbourhood in Stratford. The development comprises a contemporary collection of apartments, duplexes, maisonettes, penthouses and townhouses. Prices from £639,950, prospecteast.co.uk



ST GEORGE'S GATE

This is part of the redevelopment of **Springfield Hospital** in Tooting, which will include 32 acres of new public parkland, woodland and wetlands, wildlife areas and formal gardens. Prices range from £684,995 to £959,995, bellway.co.uk

