

Riverdale House

Where: Molesworth Street, Lewisham, S13. Who For: Bluecroft / Galliard. What: 162 units.



Riverdale House

Architect: Alan Camp

Using the new 'prior approval' process for change of use from Office to Residential, CMA Planning gained consent to create 99 new flats at Riverdale House, in central Lewisham in November 2013. The process was introduced by the Government to try and increase housing delivery. Local authorities were only able to consider transport, flooding and land contamination issues. Following on from the first consent, a revised approval for 137 units was secured in April 2014.

Because the proposals were submitted under the new prior approval process, the loss of the existing employment space could not be considered. Instead, CMA ensured the considerations of transport, flooding and land contamination issues were addressed and appropriate mitigation measures were secured and in place.

In December 2014 Planning Magazine carried out a survey of the largest prior approvals considered and found this scheme was the 9th largest in the UK.

CMA then secured planning permission for a further 25 units on site in January 2016 via change of use of other buildings not in B1 use and via extensions.

