

Pocket wins planning for first 'micro-flats' tower

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Metropolitan Workshop has scooped the go-ahead for this 24-storey tower in south London - the largest scheme to date for micro-housing specialist Pocket Living



The development on the constrained site in Mapleton Crescent, Wandsworth town centre, will create 86 homes including 63 flats which will be just 38m².

Billed as 'affordable Pocket homes', these super small apartments will be sold at a 'discount of at least 20 per cent' below local property prices.

According to Pocket, the Wandsworth homes will be offered to 'middle-income Londoners who are salaried out of social housing and priced out of the property market' and aimed at those with a household income of less than £66,000.

Russ Edwards, design director at Pocket and former associate director at dRMM, said: 'These design proposals represent an exciting departure for us – both in terms of scale and architectural ambition.'

'[The] design solves the challenge of how to transfer Pocket's starter home typology from urban infill to elegant tower with considerable aplomb. We expect the project to set an aspirational new standard for what affordable starter homes can be in London.'

Neil Deely, Metropolitan Workshop, said: 'We're delighted that the project has received such strong support from Wandsworth planning committee and we are looking forward to delivering these much needed homes with the team at Pocket.'

Earlier this year the developer ran an invited ideas contest for a compact affordable two-bedroom flat in London measuring less than 61m² ([AJ 15.01.15](#)).

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Factfile - number of units

- 63 one-person, one-bedroom 'pocket' flat [38m²]
- 8 four-person, three-bedroom apartments [78m²]
- 14 three-person, two-bedroom apartments [63-68m²]
- A six-person, four bedroom duplex penthouse [120m²]

Site area: 470m²



Project team

Client: Pocket Living
Architect: Metropolitan Workshop
M&E: Mendick Waring
Structures: Clancy
Highways: Transport Planning Practice
Planning: Rolfe Judd
Local Authority: Wandsworth Council

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