



30 Lodge Road, St John's Wood

Former Royal Mail Sorting Office, Westminster

Role

On behalf of Regal Homes Quod obtained full planning permission for the redevelopment of the former Royal Mail sorting office on Lodge Road, St John's Wood to provide a residential tall building situated in close proximity to Lords Cricket Ground.

The site lies in an established residential location in to the south of Lords Cricket Ground. The proposal involves the creation of a mix of one, two and three bedroom properties provided within an iconic design incorporating bespoke cast metal external treatment.

The proposals also include the provision of a two storey automated car stacker system accessing 54 car parking spaces, accessed via a lift at ground floor with concierge and communal resident facilities. Further facilities include:

- Both private and rooftop communal green space;
- Residents gym;
- Combined Heat and Power generator;
- Improved public realm to Lodge Road;
- Ground floor cycle parking (both internal and external)

Through the pre-application process, engagement with senior stakeholders and comprehensive public engagement was a fundamental part of the scheme's evolution, with quality of design of paramount importance.

The development was approved in January 2016.

Description

Redevelopment of former sorting office to provide residential tall building

Client

Regal Homes

Planning Authority

City of Westminster and the GLA

Expertise

- Planning ✓
- CIL ✓
- Environmental Planning ✓
- Development Economics
- Socio-economic
- Infrastructure
- Strategic Land Promotion
- Regeneration
- CPO

Project Type

- Infrastructure
- Major Mixed Use
- Residential ✓
- Retail & Commercial