Aldersgrove Avenue, Mottingham

Private Client

Planning Potential

● Planning ● Engagement



"The latter stages of the planning consent has been very challenging, but Planning Potential's tenacity and diligence in getting this through has very much been appreciated." *Private Client*

Demonstrating our ability to unlock underused urban land, combining planning strategy, design development, and proactive community engagement to support the delivery of high-quality new housing.

The Challenge

The site comprised 16 vacant and derelict garages between 45 and 47 Aldersgrove Avenue. The proposals sought to replace this underused brownfield land with nine new homes while responding sensitively to neighbouring properties, parking concerns, amenity considerations and local character.

The scheme required an iterative pre-application process with Lewisham Council, technical assessments covering transport, daylight, sunlight, noise and trees, and a programme of community engagement involving local residents and ward councillors. Concerns raised during consultation included height, privacy and parking.

Without a clear planning and engagement strategy, the redevelopment risked not meeting the sites full development opportunity, and in turn, failure to secure approval for nine new homes.

Our Approach

- Led pre-application discussions with Lewisham Council to shape the development proposals.
- Coordinated technical studies covering transport, amenity, noise, ecology and viability.
- Managed design evolution responding directly to officer and stakeholder feedback.
- Ran a community consultation programme including letters, councillor engagement and events.
- Provided opportunities for residents to review proposals and submit feedback.
- Guided revisions addressing concerns relating to scale, overlooking and parking.
- Prepared and submitted a comprehensive planning application supported by technical evidence.

The Outcome

- Planning application submitted for nine new homes on a brownfield site.
- Redevelopment proposal replaces 16 derelict garages with high-quality residential accommodation.
- Community engagement demonstrated support for developing the unused garage site.
- Design refinements addressed consultation feedback and pre-application officer concerns.
- Sustainable measures incorporated including green roofs, biodiversity enhancements and cycle parking.