

THE MODERN HOUSE



London SE3
Sold

Corner Green

This three-bedroom house, built by development company Span in 1959, is located on the sought-after Cator Estate in Blackheath. It retains the essence of Eric Lyons' design, while having been elegantly remodelled inside with rigour and attention to detail by the current owner and Friend and Company architects who collaborated with renowned engineers Arup. A refined palette of wide Douglas fir boards by Dinesen, bare plaster and glass pays homage to the intentions of Span housing while bringing light and geometry to the centre of the house.

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Simply put, everything horizontal is wood, while everything vertical is either structural glass or finished plaster. While there is a sincere focus on raw and natural materials applied with honesty throughout, the re-design is technical in its execution. With no extra fixings, the centrepiece is an excellent staircase that slots together as a single installation with Jenga-like precision. Panes of glass and planks of Douglas fir merge seamlessly into the kitchen worktop and a library whose shelves run through to form the treads of the stairs. Full-length floorboards continue throughout the house, and in each application of the wood, the thickness and length has been carefully considered.

Entry is from a small porch to the open plan living spaces, with a separate study to the left and the kitchen beyond which continues the extensive use of beautiful Douglas fir, with Miele appliances and steel fittings.

Lyons' designs for Span housing often included double aspects that look to both private and communal gardens. Here the huge windows have been sensitively replaced with lovely wooden framed double glazing, and a back porch with poured concrete floor has been added to mimic the instantly recognisable Span front porch. This leads, through a garden planted with wild flowers, bamboo and small trees, to an outbuilding covenanted for use as a garage. A striking Corten steel fence delineates the garden edge.

Upstairs are two bedrooms and a third space currently used as an office. The stairwell and landing have been crowned with a two-by-three metre roof light, which can be slid open fully.

The upper rooms of the house employ a system of pocketed sliding doors to maximise space, and the two larger bedrooms share a walk-through wardrobe. The family bathroom is finished with traditional Moroccan lime tadelakt in the wet areas, and fitted with a Japanese-style bathtub and a walk-in shower with Vola fittings.

The 23 houses built in 1959 at Corner Green formed one of twenty developments completed by Eric Lyons and Span in the South East London suburb of Blackheath. Using standard Span T7 and T8 types the design sees blocks of houses offset from one another to adapt to the contours and boundaries of the site and create a sense of enclosure by defining a central green.

Corner Green is approximately ten minutes' walk from Blackheath mainline railway station, which is one stop from the Docklands Light Railway, with easy access to both the Docklands and City. Trains from Blackheath to London Bridge take approximately 10 minutes, and approximately 25 minutes to Victoria. Blackheath offers a selection of restaurants, shops and services as well as the large green space of the heath. The A20 and A2 give rapid access to the M25 and Kent, and the A102 crosses the Thames via the Blackwall Tunnel.

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The house has featured in the Royal Academy Summer Exhibition, Wallpaper, and the Building Centre.

Service Charge: approx £1,560 per annum



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About

The Modern House is an estate agency that helps people live in more thoughtful and beautiful ways. We believe in design as a powerful force for good. Inspired by the principles of modernism, we represent design-led homes across the UK which celebrate light, space and a truth to materials. Esquire credits The Modern House with “rewriting the rulebook on estate agency” and GQ voted us “one of the best things in the world”.