

THE MODERN HOUSE



London SW2
Sold

Clapham Park Terrace

This exceptional three-bedroom house on Clapham Park Terrace extends over three floors, topped by an expansive private roof terrace with far-reaching views of the London skyline. Designed by architect Carl Turner, it was awarded the prestigious RIBA Manser Medal in 2013 and was described by the judges as an “exemplary low-energy home [with] refined quality of spaces”. The house forms part of a small terrace of architect-designed and celebrated eco-houses on a quiet, tree-lined residential road equidistant between Brixton and Clapham.

The Architect

Carl Turner designed this house for his own use, and as can be expected from his design, the attention to detail and sensitivity to materials is exemplary throughout. In the words of the judges of the RIBA Manser Medal, the “house is immaculate in its detail, coordination and execution”.

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“Amid the terraces of London’s Brixton, the Slip House is ... based on the idea of ‘slipped’ boxes, its three floors are progressively slid and staggered to break up its bulk and optimise light and views. The upper floor and street frontage are wrapped in vertical planks of milky translucent glass that veil and soften the cantilevered volumes. After dark, the translucent box glows seductively like a lantern.”
Architectural Review

The Building

The house achieved a rare 5* rating in The Code for Sustainable Homes and an excellent A-rating on its EPC. Triple glazing, PV-T panels (generating both hot water and heating) and a wildflower roof are just some of the features that have helped it garner such credentials, although, as the judges of the RIBA Manser Medal have said, “at no point do the sustainable ambitions of the project crowd out or dominate the refined quality of the spaces that are created”. Turner himself has noted in his book *Small* that “the house is performing brilliantly – once the heating is turned off it takes a good 12 hours for the temperature to drop a degree or two”.

The Tour

The house is largely constructed from translucent glass, steel and concrete and is arranged in what Turner calls “a simple, sculptural form of three cantilevered boxes”. It is set behind a gated courtyard, and entry is to the ground floor. The internal spaces are wonderfully flexible and can easily be adapted and reconfigured.

The main living spaces unfold on the second floor in an expansive open-plan layout. There is full-height glazing at either end, illuminating the dining room, living room and bespoke fitted kitchen. Concrete stairs lead to the first floor, which contains two bedrooms set either side of an impressive family bathroom. Turner has used a timeless palette of smooth concrete floors, pale natural wood and glass with precision throughout, creating a series of coherent spaces that flow seamlessly across three levels.

The current owners have reconfigured the ground floor, creating a third bedroom that is currently used as a home gym. This space was originally the architect’s studio and is now a large second living space. There is also a kitchenette and bathroom on this level, so it could be used independently of the rest of the house; it could also be used as a home office. The space opens onto a wonderfully private rear courtyard garden.

There is an off-street parking space at the front of the house, which is accessed via electric gates; there is also an electric car charging point. Further parking is easy to find on the streets (for which a permit can be obtained).

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Outdoor Space

The third floor of the house is given over to a large, private roof garden which has been recently completely refurbished. This has superb views of the London city skyline and plenty of space for a dining area. There is also a courtyard garden to the rear of the home with space for a small dining area.

The Area

The area has plenty of places to eat out and things to do. Venn Street in Clapham is particularly notable for its cafes and restaurants and the vibrancy of Brixton's culinary scene is well documented. Brixton Village, Market Row and Acre Lane are all well-trodden destinations. There is a superb mixture of supermarkets and independent food shops in the area; both Clapham and Brixton also have weekly farmers markets. There are two independent cinemas in the area; for green space, there is Clapham Common and Brockwell Park, the latter well known for its open-air lido. The restaurants of Abbeville Road are close by, including Bistro Union, Osteria Toscana and The Abbeville.

Lyham Road is approximately 10 minutes walk from three Underground stations – Clapham North, Clapham Common and Brixton. There are also mainline train stations at Brixton and Clapham High Street (and at Clapham Junction, a little further afield). There are numerous buses that go into central London.

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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”.