

THE MODERN HOUSE



*London SM6
Sold*

Dunster Way

A lofty living room is crowned by a bank of pitched skylights in this beautiful one-bedroom house at the heart of the acclaimed BedZed estate in Hackbridge. The sustainability credentials of this pioneering design are exceptional, expressed in the blend of high-tech industrial and natural materials that run throughout. Formed of 100 homes arranged around pedestrianised streets, it was built in 2002 and can be found in the leafy south London suburb of Hackbridge. A large communal meadow and planting troughs provide wonderful outdoor space for the whole estate.

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The Architect

BedZED was conceived as a collaboration between architect Bill Dunster, whose practice ZEDfactory is a leader in zero-carbon design, environmental agency Bioregional, and Arup engineers. It set ambitious benchmarks in energy efficiency and green construction, aiming to build homes with low running costs and a reduced carbon impact while creating a sustainable and environmentally conscious community. Most homes in the development are south-facing and heated by solar gain, thanks also to their high levels of insulation. BedZED won the RIBA Housing Design Award for sustainability in 2001 and was shortlisted for the prestigious Stirling Prize in 2003.

The Tour

The house sits at the centre of the BedZed scheme, characterised by its gracefully ageing larch cladding, warm red brick and distinctive wind cowl on the roofs. The house itself sits on a quiet pedestrianised street within the scheme.

Entry is to a bright lobby with space for coats and shoes. This opens to the voluminous double-height open-plan kitchen, living and dining area. Here, light pours in from the pitched skylights catching the sun throughout the day. The living area is divided into two distinct zones. The current owners have established an inviting dining area in the single-height space at the front of the plan, below expansive wooden-framed windows that complement the boards underfoot.

The kitchen is at the rear of the space, concealed by double doors that allow it to be opened or partitioned as required. Replete with plywood cabinetry, there is plenty of storage space. A staircase to the left of the living room rises to the first-floor mezzanine, past a wall of whitewashed breezeblocks, which create a tactile textured contrast to the sleek finish of the living room.

The main bedroom area is positioned on the mezzanine. Here, shadows shift across the walls through the day. The proportions and materials in this space, the metal balustrade and exposed pipes coupled with breezeblocks, create a loft-style feel to this level. Wooden floorboards continue, and there is plenty of room for storage and homeworking. The adjacent bathroom is finished in beautiful porcelain tiles with a terrazzo effect and a walk-in shower. There is an additional WC downstairs and a deep storage cupboard beside the entrance.

Each house in the estate has exceptional sustainability credentials with the aim of creating a zero-carbon community. An unusually high proportion of the build materials were sourced within 35 miles of the site, and reclaimed materials were used as much as possible; nearly all the steel came from the reworking of Brighton Railway Station.



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BedZED has a strong sense of community. The shared facilities are used to host a gardening club, a crafting club, a parent and toddler group, exercise and meditation classes, a monthly BedZED Bar, an annual BedZED art exhibition and a Christmas craft fair.

Outdoor Space

The scheme has a huge communal meadow and lawn bordered by reclaimed troughs, which individual apartments can take charge of planting up. A large seating area is perfect for an evening drink or chatting with the neighbours in this friendly community.

The Area

Hackbridge is situated between Mitcham and the pretty village of Carshalton in the London Borough of Sutton. There are several large parks nearby, including Beddington Park and Mitcham Common, as well as beautiful walks along the River Wandle. BedZED is ideally positioned for trips out of town, with easy access to Surrey and the southeast via the motorway network.

It is an eight-minute walk to Hackbridge Station, where services run to London Victoria in 20 minutes and to Blackfriars, Farringdon, and King's Cross via the Thameslink line. Mitcham Junction, which is within fifteen minutes' walk, is on the tram line that runs to Croydon and Wimbledon.

Tenure: Leasehold Lease Length: approx. 981 years remaining Service Charge: approx. £2470.92 per annum & includes electricity/heating. Ground Rent: approx. £150 per annum Parking: there is an unallocated parking onsite Council Tax Band: C (London Borough of Sutton)



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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”.