

THE MODERN HOUSE



London E1W
Sold

Peartree Lane

This fantastic two-bedroom house is positioned on Peartree Lane and was designed by the late Sir Richard MacCormac for his architectural practise MJP, in 1988. Internal space extends to 1,025 sq ft including beautiful double-height ceilings and two balconies affording views of London's skyline over the waters of Shadwell Basin and the River Thames. The Shadwell Basin development was awarded a Grade II listing by English Heritage in 2018, in recognition of its outstanding Postmodern architecture.

An early example of MacCormac's uniquely subtle Postmodern approach, the waterfront houses around Shadwell Basin were featured in 'Postmodern Triumphs of London' published by Charles Jencks in 1991. Jencks described the houses as, "Wharfism incarnate, the recollection of the grand nineteenth-century tradition of industrial buildings in the docks... arches, porthole windows, pyramidal forms, colonnades and red and blue steel syncopate their way around a huge public realm made of water, a maritime square, a blue piazza."

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MacCormac's design specifically draws on the architecture of Victorian docks with arches inspired by the Albert Dock in Liverpool, which in turn was modelled on the Basilica Palladiana in Vicenza. The detailing across this specific house references ports and marine forms including porthole windows, crane cabins and gantries.

Internal accommodation is configured across two storeys. Access is gained on the ground floor, via a private front garden. The ground floor is occupied by a large master bedroom with en-suite bathroom, built-in wardrobes and glazed doors backing onto the wharf walkway at lower level. There is also a second bedroom with double-height ceiling, family bathroom and multiple storage spaces on this floor. Access to a large boathouse-style basement is gained through the second bedroom.

The first floor is arguably the most impressive area of the house; it has a double-height, shallow-pitched ceiling with exposed RSJs and full-width glazing on both east and west aspects, which flood the entire floor in wonderful levels of natural light. The spaces are arranged in an open-plan and incorporate a modern kitchen, living and dining areas and two balconies. The easterly view is over the waters of Shadwell Basin, the westerly view offers a glimpse of the Thames.

The basin itself measures over two acres and was utilised by MacCormac as an essential facet of the design of these houses, ensuring they were afforded a spacious and scenic context in which to sit. To one side of the Basin, he preserved a green space as a communal garden for residents, bordering onto Grade II* listed St Paul's Church, designed by John Walters.

Richard MacCormac was one of Britain's foremost post-war architects, perhaps best known for Southwark Tube station, Lancaster's Ruskin Library and his partially completed design for the BBC's Broadcasting House on Portland Place. Peartree Lane reflects his Postmodern influences, apparent in the use of high-quality brick and the scheme's bold colours of red steel and dark blue balconies and windows.

Peartree Lane is well served for transport links. Shadwell station is under ten minutes' walk and runs DLR and London Overground service citywide. Wapping station is the same distance by foot and runs London Overground services. Two local bus services run to Liverpool Street and Canary Wharf respectively. Canary Wharf is accessible on foot or by bike, via the Thames path.

Nearby green spaces include Wapping Woods, on the opposite side of the basin; a favourite local spot for dog-walkers, sunbathers and wildlife spotters. King Edward VI park lies minutes from the front door with tennis courts, children's play areas, all adjacent to the banks of the Thames. Swedenborg Gardens, Wapping Gardens and St George's Gardens are also close by.

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Peartree Lane is two minutes from the River Thames via a steel bascule bridge, past a beautiful Victorian pumphouse. The Thames path winds east through Wapping and takes in wonderful views, converted dock warehouses and pubs, including the local Prospect of Whitby, a firm favourite with Dockland enthusiasts, tourists and locals alike.

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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”.