

AUCOOT



ADDRESS

Peckham House, Peckham, London, SE15

PRICE

£1,300,000

ARCHITECT

Surman Weston

INFORMATION

Positioned at the end of a run of terrace homes, Peckham House is defined by its robust material palette and thoughtful, sustainable design. Its distinctive 'hit-and-miss' brick façade is balanced by carefully considered fenestration, with two large triple-glazed windows breaking up the pattern and additional openings discreetly concealed within the brickwork, alongside self-supporting arched openings to the front and rear that reference the nearby railway viaduct. A curved timber fence wraps around the front garden, where evergreen planting, stepped access and glimpses of the rooftop greenhouse creates a striking, monolithic frontage to this singular home.

Inside, the classic Victorian arrangement of rooms has been used as context for layout which positions the living room at the front with a large-scale picture window bringing westerly light into the room. The hallway has been widened with rooflight overhead bringing daylight deep into the plan. Subtle material changes nod to the different demarcated zones in the home, with terrazzo flooring used in the entrance and kitchen. Sustainability was a fundamental consideration throughout this project, and many of the materials that are used came from the construction process or have been cleverly reconstituted such as the English larch end-grain flooring used in the reception spaces.

To the rear of the plan, the dining room is framed by a circular door opening which draws the eye to the verdant back garden. A kitchen with floor-to-ceiling bespoke cabinetry and exposed beams overhead produces a sense of space and volume. A utility and handy WC are also neatly tucked away on this floor.

Heading up the stairs via the bespoke electric blue banister, a lime plaster has been used in three different ways to the walls to add texture and warmth. The builders lift has been retained and taken on a new life as a 'dumb waiter', ideal for transporting between the floors. On the first floor, there are three bedrooms with timber flooring running underfoot and a continuation of the curvature motifs that appear throughout the home.

A sliding cork-clad hatch opens into the greenhouse and provides access to the roof terrace, a calm but productive setting. As well as a dining space, there are also areas for rainwater collection, deep planters and a sedum roof that encourages biodiversity. Providing a sense of privacy within the cityscape, the roof terrace reflects the broader approach to the house as a whole; a unique vision brought to life.

Along with triple glazing, Peckham House has an airtight envelope with MVHR to allow fresh air to flow throughout. The photovoltaic array is matched with an air source heat pump for water heating, allowing the home to achieve a rarely awarded EPC 'A' rating.



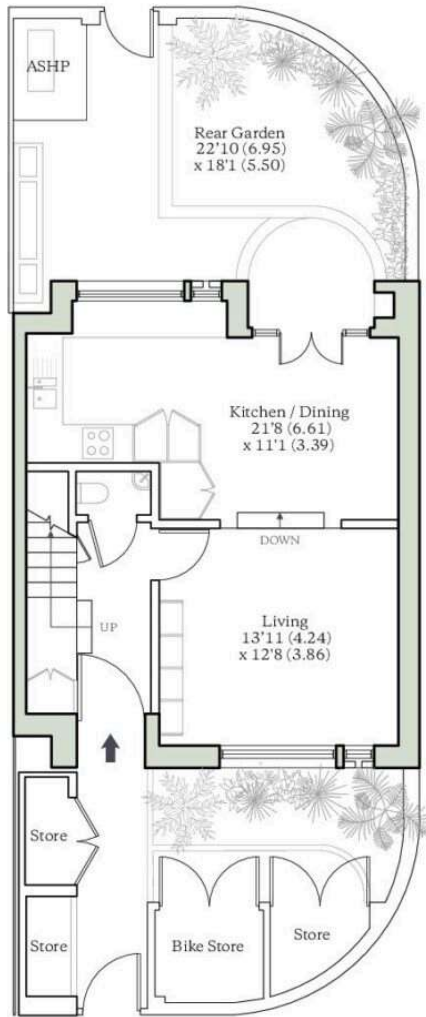
EPC

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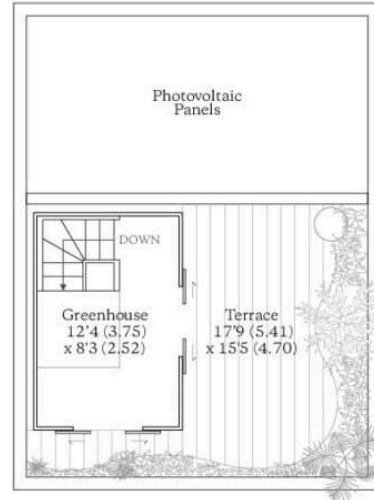


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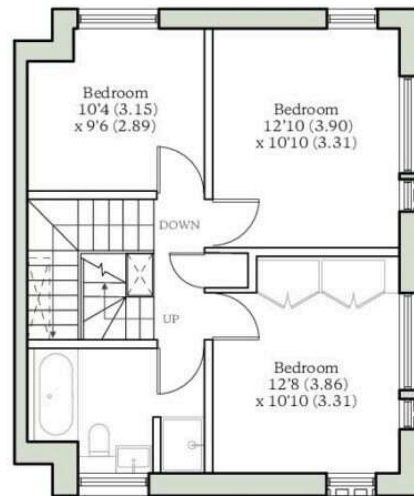
Approx. Internal Area = 1176 sq ft / 109.3 sq m
 Approx. Storage Area = 112 sq ft / 10.4 sq m
 Approx. Garden Area = 540 sq ft / 50.2 sq m
 Approx. Terrace Area = 144 sq ft / 13.4 sq m
 For identification only - Not to scale



GROUND FLOOR



SECOND FLOOR



FIRST FLOOR

AUCOOT
 RICS Property Measurements Standard