



# 31/44 Architects

PRESS ENQUIRIES  
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## PRESS RELEASE

### CORNER HOUSE, PECKHAM

10/2019

31/44 Architects has completed Corner House, a speculative development in Peckham, South London comprising a new-build, three-bedroom house, and the conversion of the former end-of-terrace Victorian house into a two-bedroom ground floor apartment and two-bedroom maisonette.

Sited prominently on a former garden plot at the junction of two Victorian streets, Corner House is a contemporary interpretation of a typical Victorian suburban townhouse. Built of a grey London stock brick with concrete lintels, it draws on the familiar and established decorative motifs of the Victorian terrace, simplifying these into a sparer minimalist aesthetic.

With a flat roof the new-build continues the cornice line of the regimented three-storey terrace on Talfourd Place, and connects it into the less formal character of the adjoining Denman Road, an eclectic street of different house types. The development reinstates the entrance stair on Talfourd Place, neatly finishing the repetition of stoops along this street. It steps out beyond the established building line with a rounded profile mirroring the line of the pub on the opposite corner. As it turns the corner into Denman Road, the building line drops to two-storeys, forming a rear glazed pavilion screened with dark timber vertical mullions, a homage to Victorian conservatories. The screened pavilion creates a guest bedroom on the first floor, which appears to peek over the ground floor brick and concrete datum. Its cladding is repeated in the upper storey of the rear elevation and on the adjoining side elevation, in a band of timber mullions screening the ground floor kitchen window.

Each small move reinforces the sense of a quietly subversive building to the casual passer-by. The entrance stair to the new-build appears conventional until, on closer inspection, you see that the entrance is at the lower level; the upper ground 'door' has become a window, and the powder-coated metal porch canopy appears – out of the corner of the eye – as part of the stair. Windows and openings in the new-build reflect those in the existing terrace in size and placement, but are articulated in a contemporary treatment and playfully arranged alongside blind windows on the side elevation.

The new-build house is accessed at ground level and features an open plan kitchen/diner/living space with direct access to private garden spaces at the front and rear of the property, both protected by the boundary garden wall. The neighbouring ground floor apartment benefits from a bijou court and small rear terrace to bring light into the property. The upper maisonette is reconfigured with the repositioning of the internal stair.

Corner House is the first new-build development project in the burgeoning portfolio of local boutique property developer Sara Mungeam. Sara has carefully styled the interiors of all three properties, affording the same level of care and quality of craftsmanship evident in the architecture to the specified fittings, loose furnishings and outdoor planting.



Informed by its Victorian setting, this conversion and extension quietly reasserts the corner plot with a design that is contextual yet contemporary.

Property developer Sara Mungeam said:

"When I first saw the plot, I immediately spotted its potential. Two rounds of pre-planning applications with the local council, and 31/44's locally sympathetic yet creative designs were crucial to gaining permission. The combination of bold contextual architecture and calm, cohesive interiors reflecting the aesthetic, era and architecture of each of the different buildings, has proven to be a real selling point for the development."

Will Burges, Director, 31/44 Architects, said:

"As architects we consider our foremost role is for each project to be a responsible piece of city. As a practice we are deeply interested in how we can densify and repair the city incrementally, on small sites which have been previously overlooked. Corner House is a natural evolution of our Manser Medal winning Red House, another speculative end-of-terrace development in South London. As designers we find the constraints of these projects liberating. These kinds of sites always need a lot of care to make a contemporary piece of architecture which is closely woven into the pattern, texture and character of the neighbourhood."

#### NOTES TO EDITORS

<b>GIA</b>	House: 105m <sup>2</sup> Flat 1: 63m <sup>2</sup> Flat 2: 71m <sup>2</sup>
<b>Schedule</b>	Appointment June 2017; design phase June 2017 - Feb 2018; construction phase Sept 2018 - July 2019; completion July 2019
<b>Client</b>	Sara Mungeam
<b>Architect</b>	31/44 Architects
<b>Structural Engineer</b>	David Salter Associates
<b>Contractor</b>	Martin's Builders & Decorators Ltd
<b>Energy Consultant</b>	Quadrant
<b>Building Inspector</b>	Quadrant
<b>Photos</b>	© Rory Gardiner



**31/44 Architects** is a London-based architectural practice headed by Will Burges and Stephen Davies. The practice name refers to the practice's two studio locations in both the Netherlands (Amsterdam) and the UK (London), when founded in 2010. The practice is now based only in London.

The practice works on projects ranging in scale from strategic masterplanning through to smaller scale residential work. Buildings are characterised by a thoughtful response to context – they are not conceived in isolation, but instead grow out of the particular conditions of each setting, resulting in buildings with an inherent connection to their site, whilst ensuring that they are a close reflection of their clients' requirements.

Recent award wins include RIBA London and National Awards for No. 49 (Lewisham) and Red House (Dulwich), in 2017 and 2018 respectively. Red House won the Manser Medal in 2018 and was longlisted for the RIBA House of the Year 2018 and shortlisted for the Stephen Lawrence Prize 2018.

31/44 has taught an undergraduate studio at Kingston School of Art and Architecture since 2010, and they are regular professional practice examiners at a number of architecture schools. Teaching has become a fundamental part of the practice; the constant articulation of ideas, observations and proposals required in the teaching studio also enriches the design studio.

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**Sara Mungeam** is one of a rare breed of female property developers, bucking the trend to create interior designed homes which have more in common with boutique hotels than classic 'off-the-shelf' developments. She has had a passion for property and interiors ever since doing-up her first flat in Brixton in the mid-nineties, and finally embarked on a career in property development in 2012. Corner House is her fifth project and first new-build. Her approach to interior design is to create interest by combining different textures and materials within the fabric of the building, deploy colours with depth, but universal appeal and invest in well-considered, layered lighting. Her aim is to produce interiors which are aesthetically beautiful and cohesive, but also – equally importantly – practical for the end user.

Instagram @houseobsessed



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