

# METRO PROPERTY

## THE UPCYCLE TRACK

Metro meets bargain-hunting designer Paulette Stephens

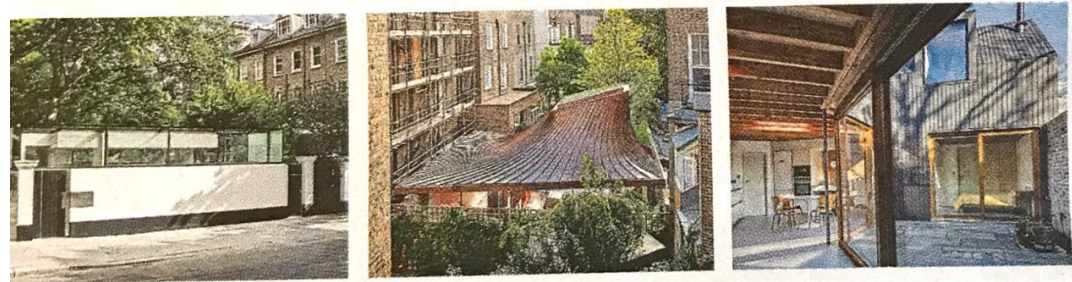
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# EVERY ONE'S A WINNER!

WE TAKE A LOOK AROUND SOME OF LONDON'S MOST EXCITING NEW BUILDINGS

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# SO resi Sydenham

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**MAPLETON CRESCENT**

**See for miles:** The tower provides glorious views



**The judges say: 'The quality and level of finishes achieved within the common areas and the flats was a delight to see. This project has set a high benchmark for affordable accommodation.'**

Even if you don't know it by name, you'll recognise Mapleton Crescent if you've been near Wandsworth town centre recently. This slender 27-storey tower catches the eye, not just because of its height but also because it's panelled in aqua green terracotta tiles, reflecting light and bringing colour to the skyline.

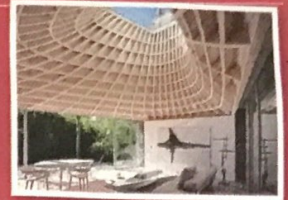
It was designed by Metropolitan Workshop for Pocket Living, a provider of affordable housing to Londoners on low and middle incomes. As such, it comprises 53 compact one-bed apartments, which were sold at 20 per cent below market value and 36 two and three-bed homes for sale at open market prices.

The constraints of the triangular plot - left over after the Southside shopping centre was built in the 1970s and bounded by the River Wandle on one side and a sub-

station and road on the other two - were overcome by constructing each flat off-site then craning it into place. Layouts maximise space and light without compromising on quality and feature bespoke joinery, open-plan kitchen and living areas, utility cupboards, tons of built-in storage and floor-to-ceiling windows. A shared roof terrace on the 24th floor provides panoramic views over London, and there's a first floor residents' lounge and secure cycle storage.

■ [network.co.uk](http://network.co.uk), [pocketliving.co.uk](http://pocketliving.co.uk)

**ALSO ON WINNING FORM... HOUSE IN A GARDEN**



**The judges say: 'The building offers a clever response to a unique set of circumstances, where natural light has been enthusiastically embraced to inform and direct the development of an accomplished piece of architecture.'**

House In A Garden, by Gianni Botsford Architects, replaces a dilapidated 1960s bungalow in the back garden of an 1840s Notting Hill villa. Set over the ground floor and two basement levels, it's overlooked by a large plane tree and neighbours on three sides, yet there's no shortage of daylight, thanks to a series of light wells. Grey Carrara marble and Douglas fir timbers are used, but most striking is the sculptural copper roof, rising to an apex above the living space. Bedrooms are accessed via a suspended staircase and the lowest floor contains a swimming pool and sitting area.

■ [giannibotsford.co.uk](http://giannibotsford.co.uk)



**Slender and smart:** Mapleton Crescent



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