



Rear elevation showing nature of extension



Kitchen



Dining room



Master en-suite

## Luton Place Greenwich, London

The houses in Luton Place are typical of those built early in the 19<sup>th</sup> century in Greenwich. Entry to the building is via half a flight of stairs to an upper ground floor and then up or down a full flight to the first floor or lower ground floor. This means that the lower ground floor is half a storey down from the pavement level. The building, prior to our client's purchase, had been left empty for two years and untouched for at least 30 years before that. It was in great need of modernisation and gave a great opportunity to reconfigure it for living in the 21<sup>st</sup> Century.

The starting point was to reconfigure the house so it connected with the south west facing garden and had a large enough lower ground floor to have a state of the art kitchen, dining area and living room. To achieve this it was obvious that an extension was needed, the design of which was determined by two factors. The extension to the house on the right projected 3.6m and our building needed to line through with this. More complicated was the relationship to the left hand neighbour. This house is interesting in that it is only 3m wide and exists in a space between two houses. Because of the narrowness of the garden it was agreed that the side wall to our extension could not be any higher than the existing garden wall. This meant we needed to achieve the height of the extension by utilizing the full section of the pitched roof.

The uppers floors were rearranged as two bedrooms and a study. The first floor was designated the main bedroom and the space was organised as a sleeping area, dressing room and bathroom/shower. The middle floor has a study overlooking the street and a guest bedroom to the rear.

My client was also very keen to create a more sustainable and low energy house. To this end solar photovoltaic panels were installed on the roof, insulation levels were increased, rain water harvested for garden irrigation and low energy appliances specified in the kitchen.

The project cost was £230,000 and it was completed in six months.

**Contractor:** T+S Contractors  
**Structural Engineer:** A.A. Gibbons