



Aerial view of house in context



Garden looking into living area



Internal views

Private House Lee, London

The house at 148 Burnt Ash Hill was built on the site of five garages. There had been several previously rejected planning applications on the site for more traditionally designed houses. The planners were keen to see a house that was the same height as the garages and in the same position. This had the advantage of creating the space for a generous south facing garden.

It was also agreed that the view of the house from the adjacent flats should be positive and it was for this reason that the living roof was included. This has meant that when looking down at the building one's eye is drawn to the various colours of the sedum plants.

A decision was taken at design stage that the building should reflect the changes in current thinking in housing design. The building is built to be more sustainable. The primary construction material is wood. Wood is used extensively for construction in Scandinavia and North America. Techniques of assembly are very straightforward and sustainable. The main frame is constructed from structurally graded timber with heavily insulated walls. The main waterproofing is fixed to the outside of the plywood sheet and over that the larch boarding. This is untreated and it will in time develop a protective patina.

The house, as well as being sustainable, is designed to be a light and airy contemporary residence. We have allowed rooflights where possible, to augment the normal windows. The south elevation is virtually all glass and this makes the living space very light. However, to take out the worst aspects of glare, we have introduced a pergola to break down the direct sunlight. This also has the effect of softening the appearance of the building.

The building is also designed and built to the highest standard. It was inspected on a regular basis by the London Borough of Lewisham and the LABC warranty scheme. Both were pleased with the building and the end result.

The house is not typical; it is built to sustainable principles and is highly insulated. Inside, the rooms are light and airy and beautifully proportioned.

Structural Engineer: AA Gibbons
Contractor: T and R Builders