**Chimney Terrace**

2019

Luton | UK

**Project Details:**

Sector Residential

Client Private

Location Elizabeth Street, Luton

Local Authority Luton Borough Council

Status Pre-planning

Area GIA: 700m²

Cost: £1.5Million

**Project Summary**

Chimney Terrace is the transformation of an underutilised site on a terraced street, borderline with Luton Town Centre.

The original aspirations of the client were to develop a scheme that sought to offer up to 12 new apartments by densifying the site. However, following extensive dialogue between ourselves and the Planning Consultant, we felt the more appropriate and viable solution was to provide a series of family homes in the form of a terraced typology, stitching the scheme back into the heritage of the area.

Our design approach was to take a simple architectural element such as the humble chimney and develop this as the central theme, while referencing the gabled roof and developing a distinctive volumetric identity, something that is emphasised further by wrapping the facades and roof in red clay shingles, embedding the building back into its red brick Victorian surroundings. Furthermore, we made a conscious decision to break the alignment of the street, setting back from the adjoining terrace, and thus offering generous private space by way of front gardens to each family home.