





Office Ten is a London-based architecture practice dedicated to the quiet power of preservation and renewal. We give new life to existing spaces by tackling complex challenges across architecture and beyond.

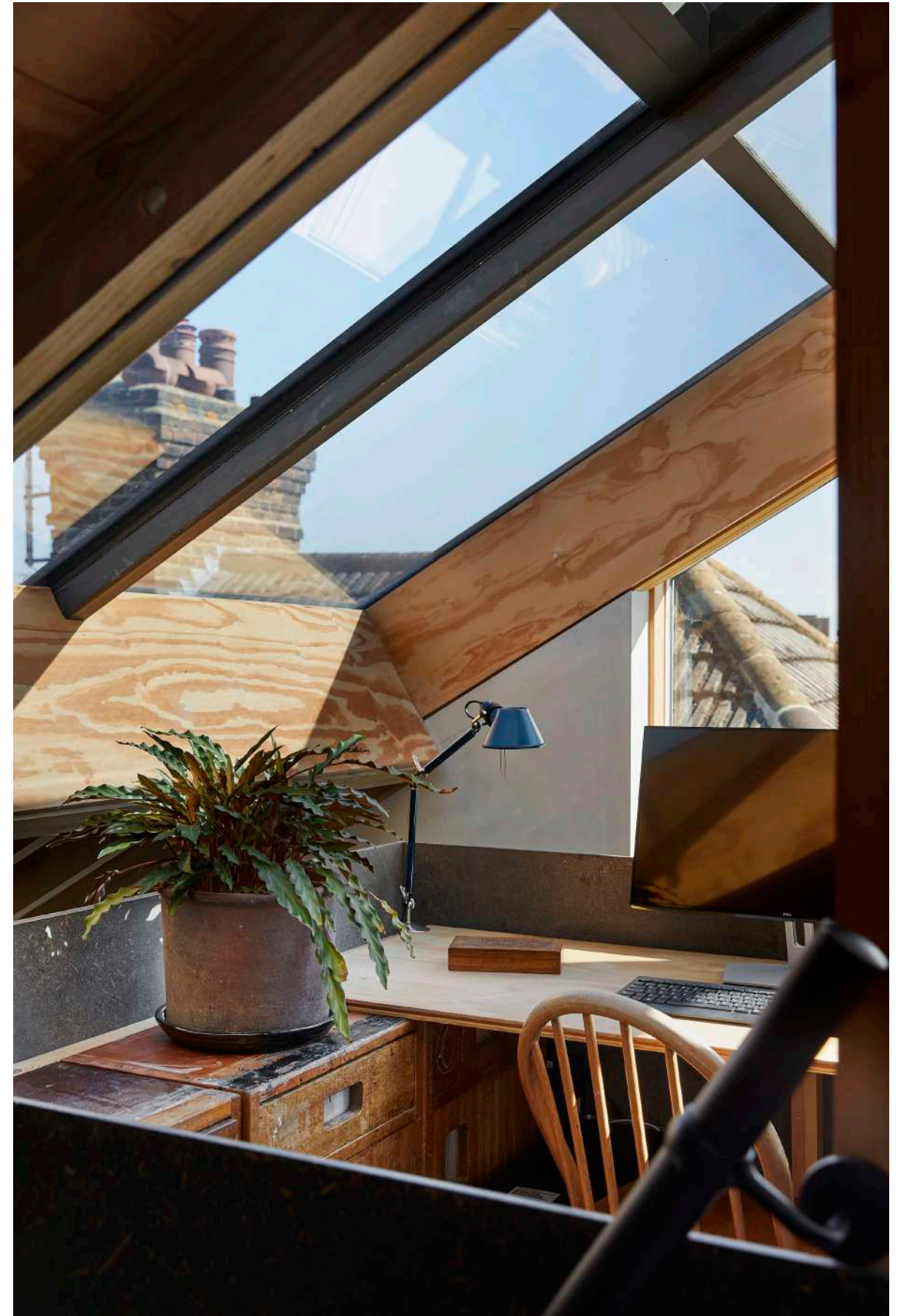
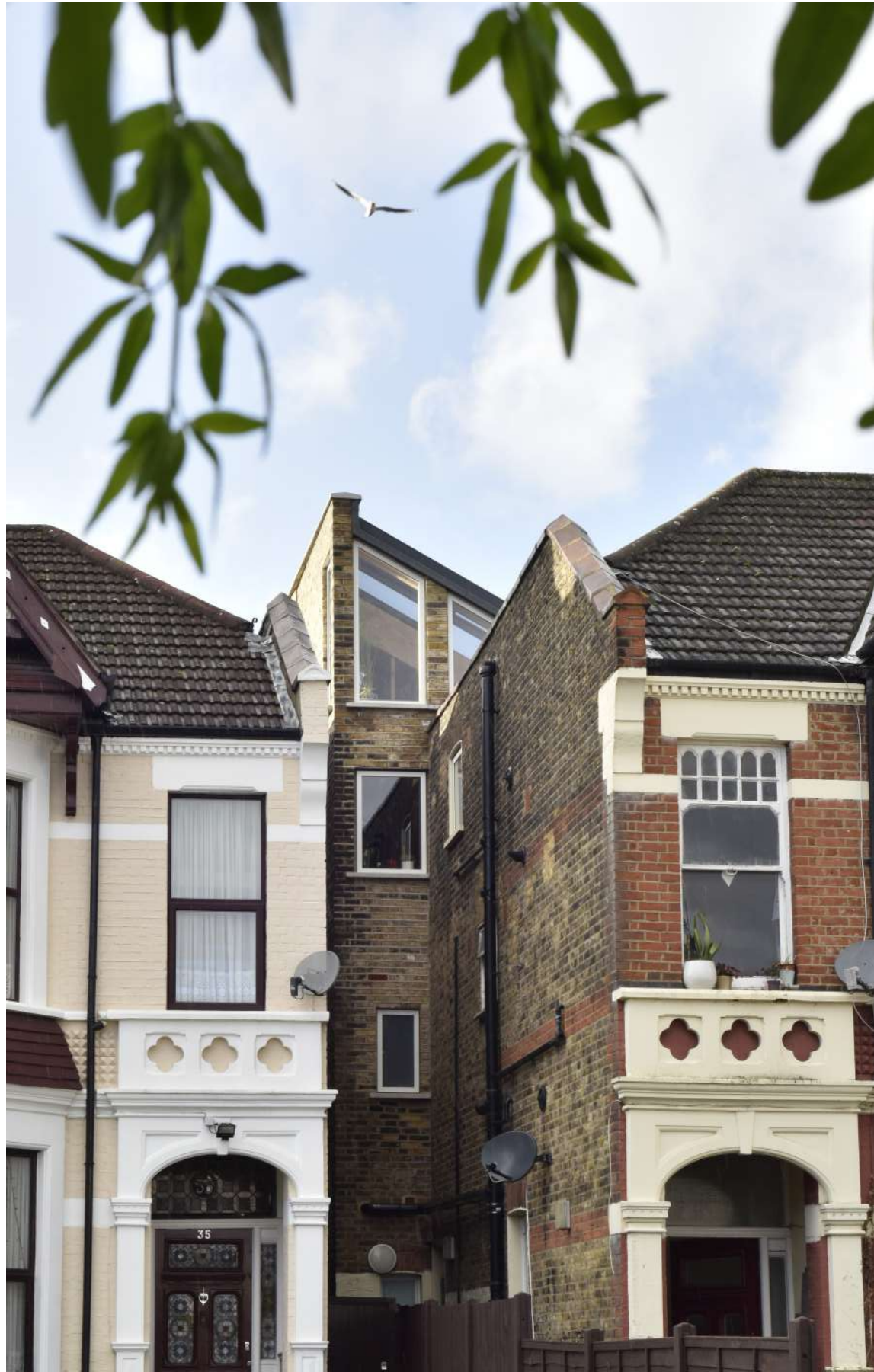






Since 2017, we've honed an approach that maximises existing space and adapts it to contemporary living. Guided by the belief that functionality is key to a good life, we focus solely on what's necessary to minimise environmental impact and create diverse spatial experiences.

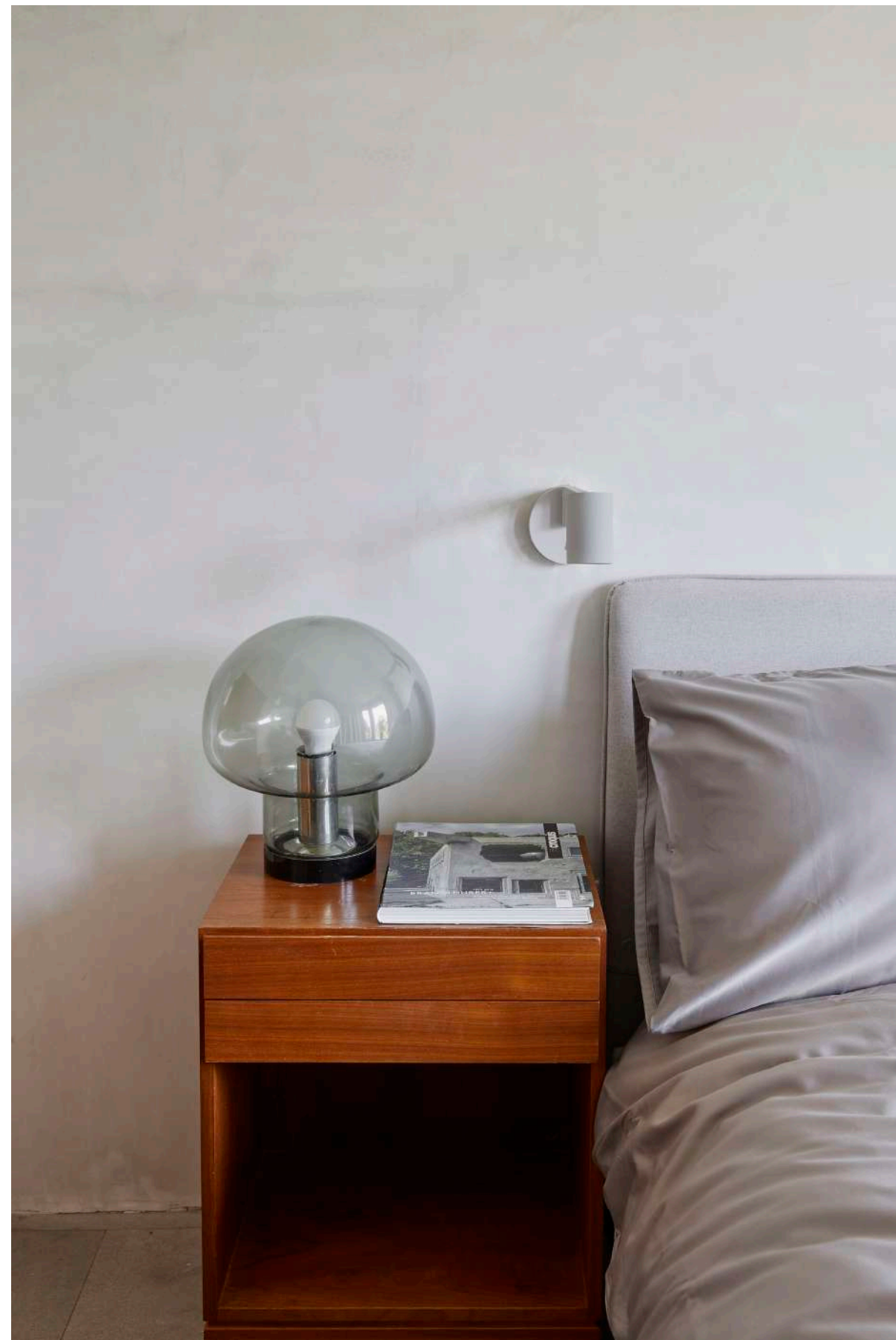
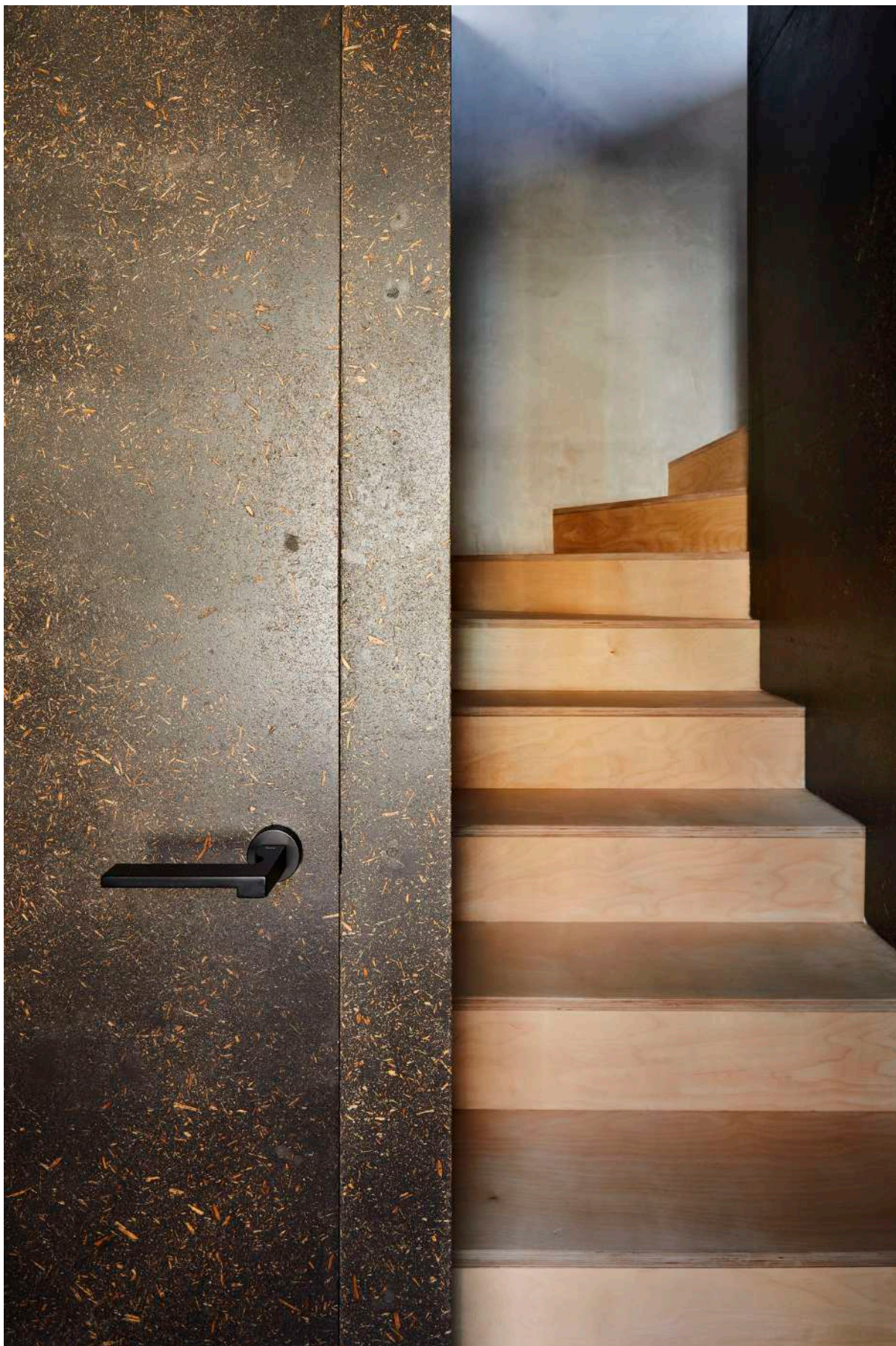






Drawing on our native Norwegian and Japanese traditions, our work combines the natural beauty and strength of raw materials with considered construction techniques and functional layouts. By aligning these elements with the needs of our clients and society at large, we create spaces for a more intentional way of life to unfold.

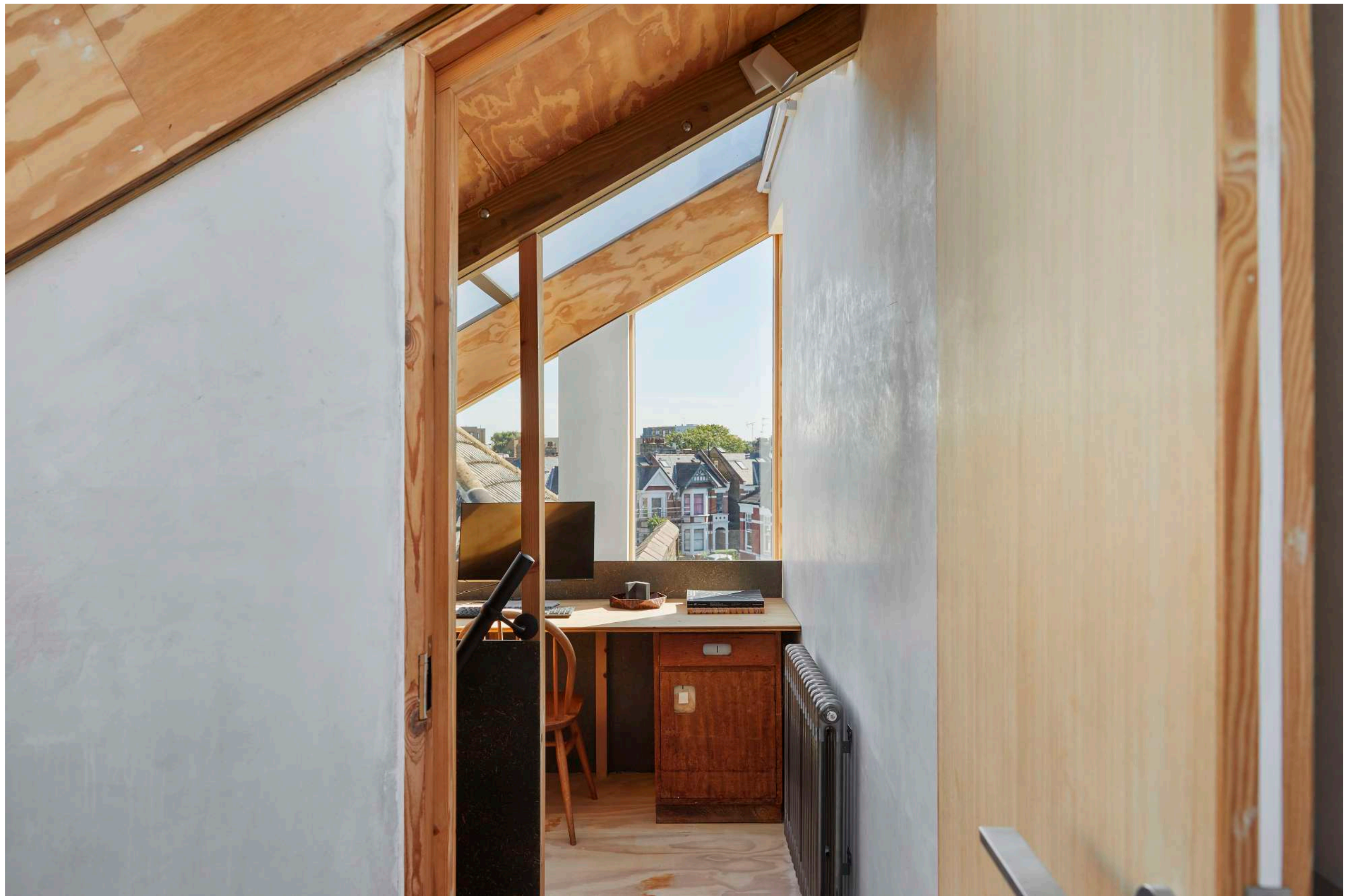




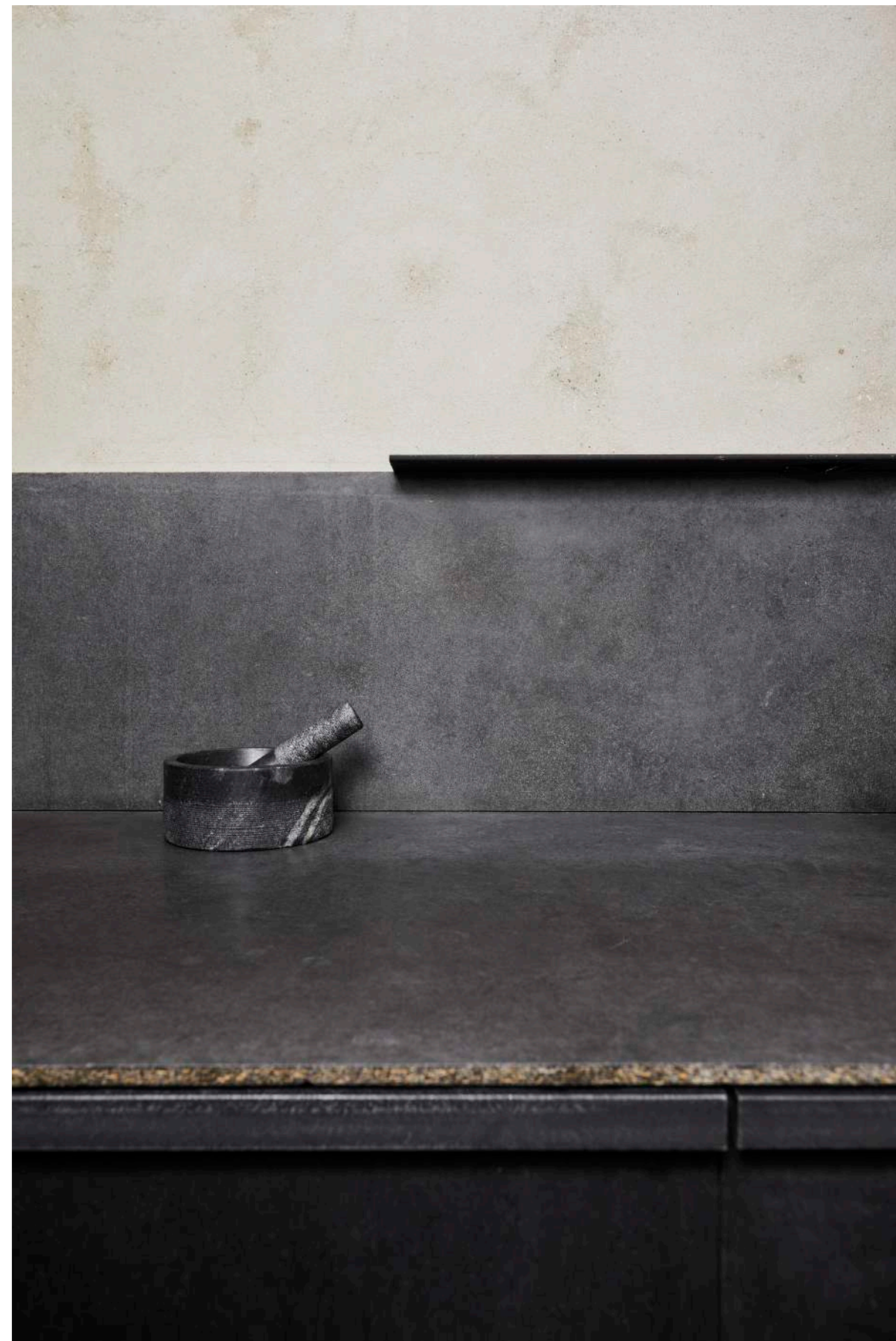




















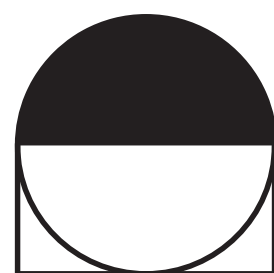




## Intentional Way of Life

- Functionality is key to living a good life
- Belief in power of architecture to improve lives
- Architecture as the connecting thread between inhabitants, their communities, and the architectural profession itself





**ten  
&sen**

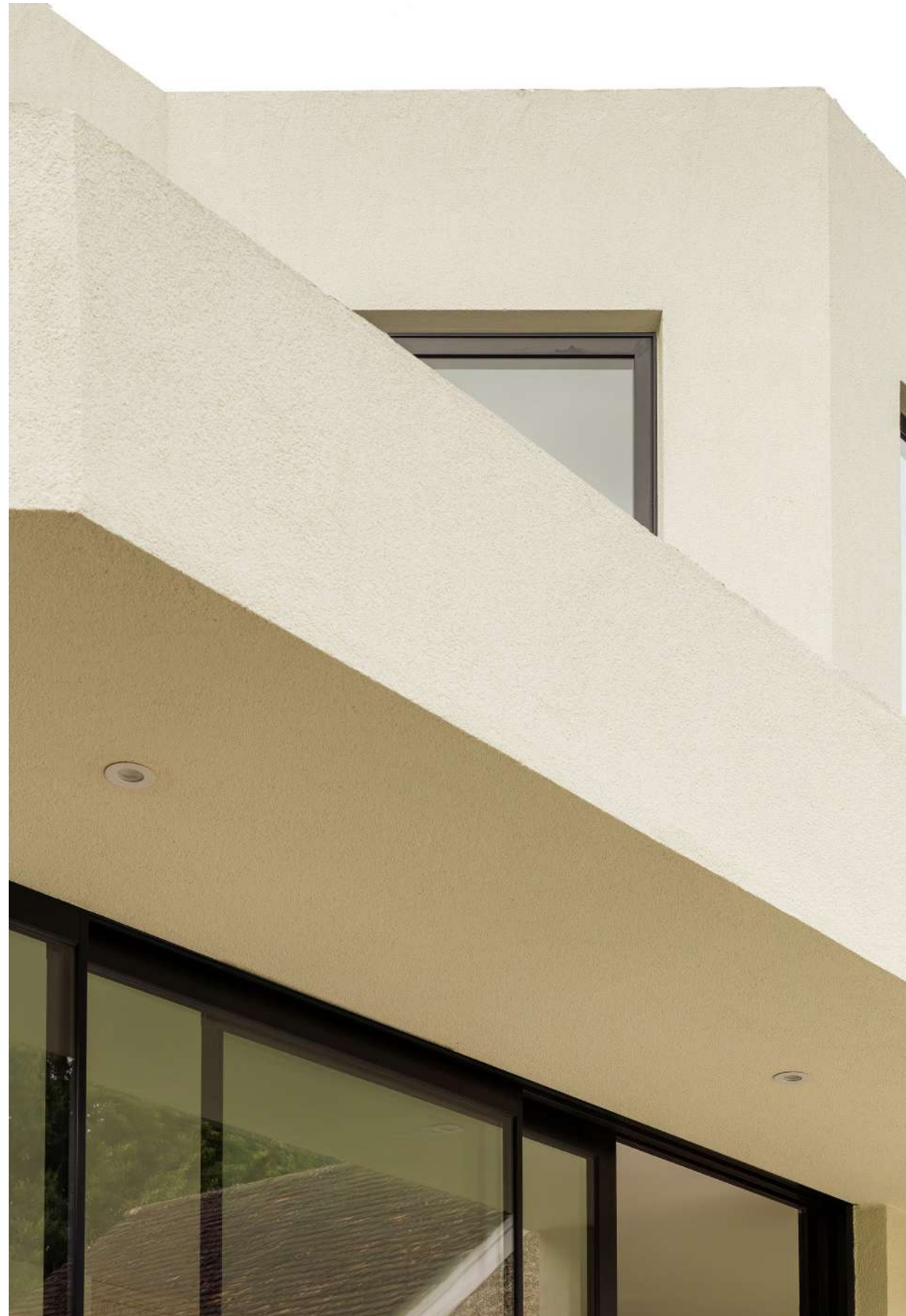












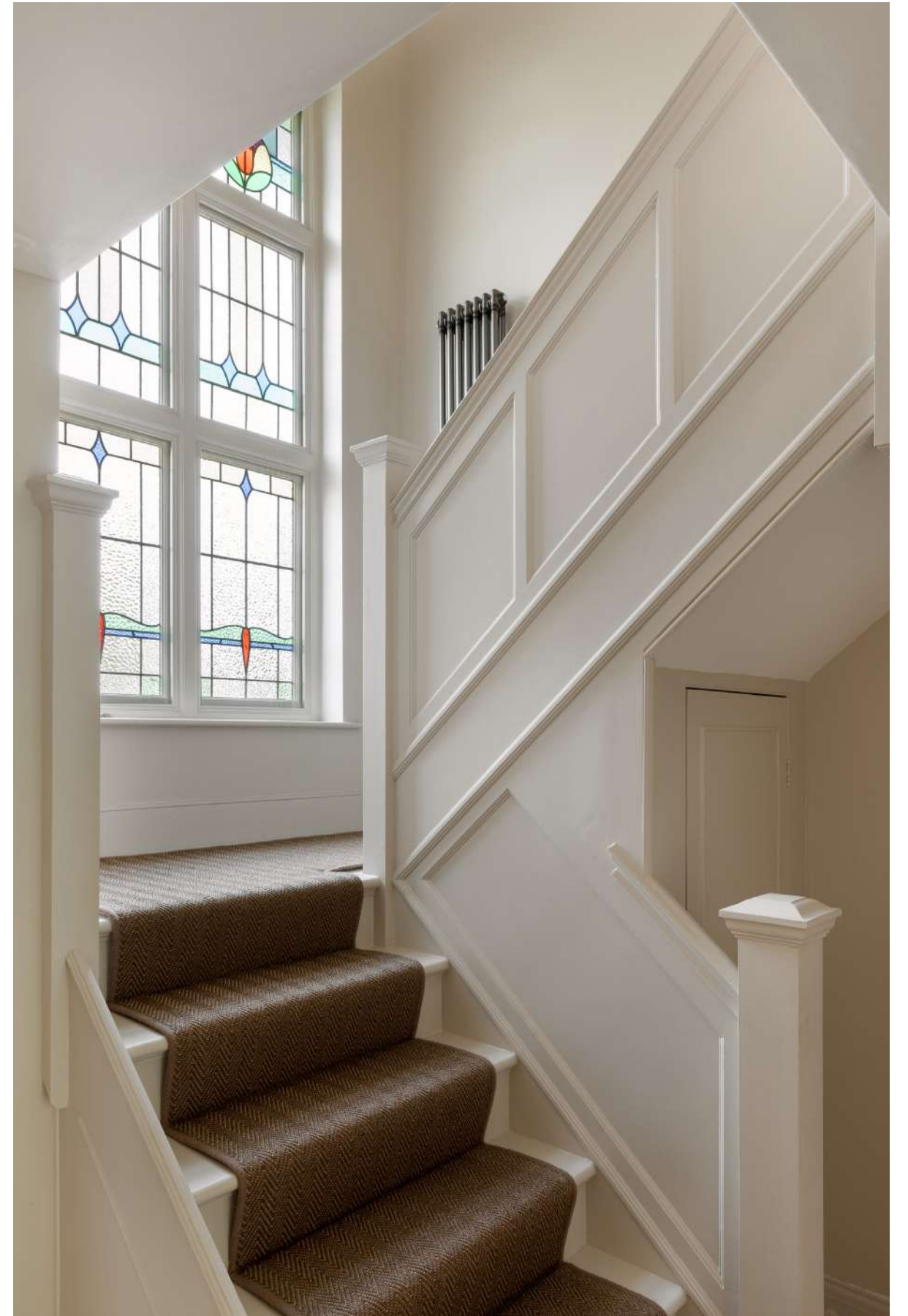
































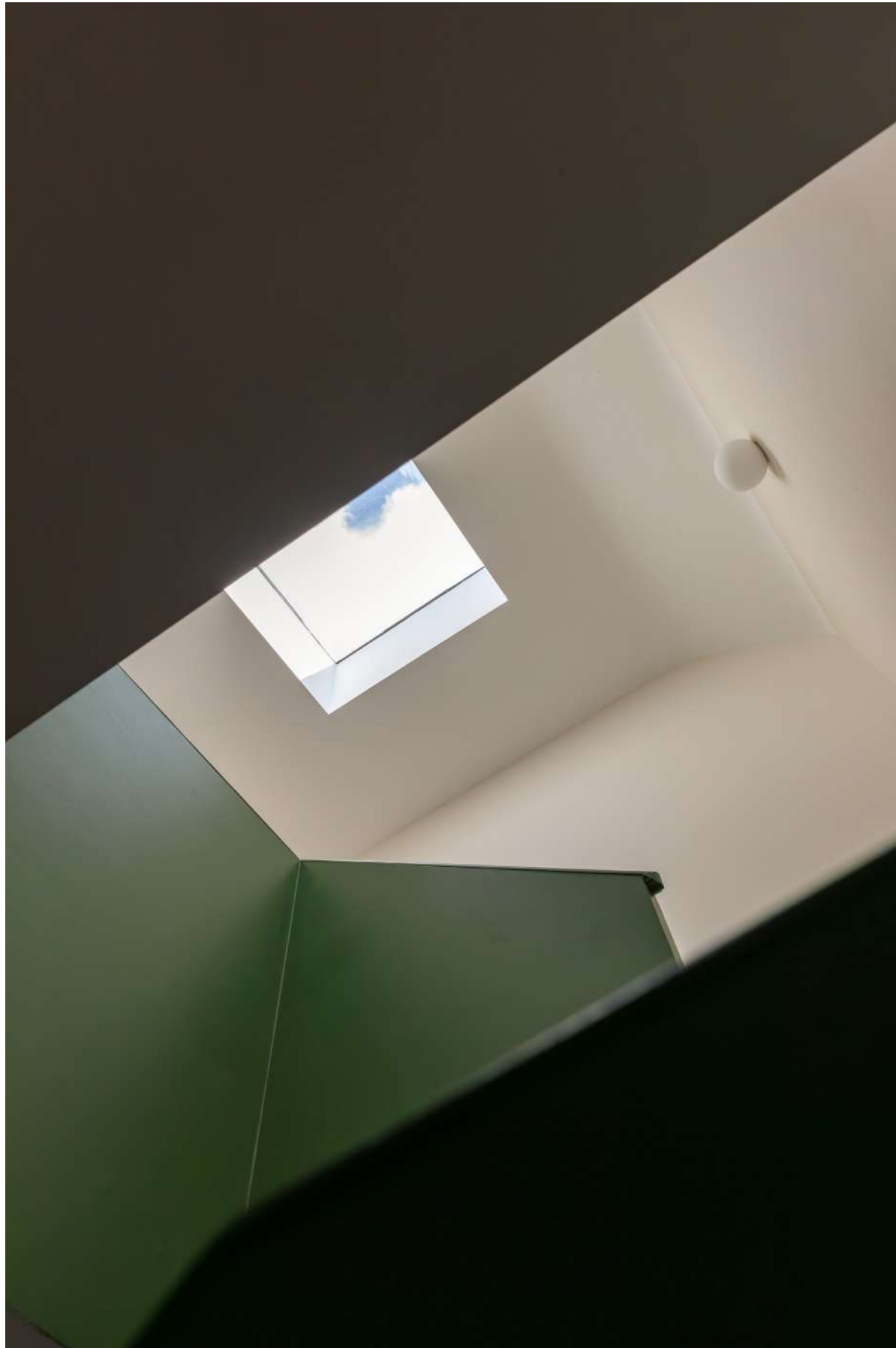








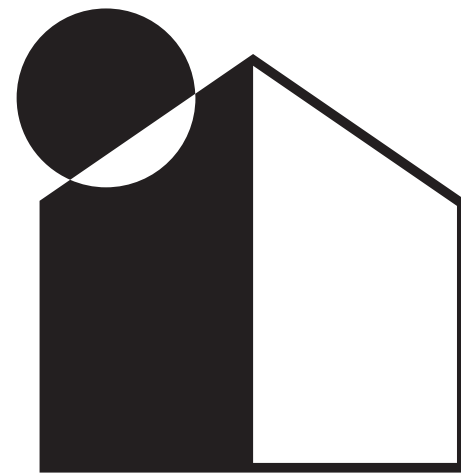




## Preservation & Renewal

- Making the most of what's already there to keep waste to an absolute minimum
- Adding value to existing spaces with functional, durable solutions designed with the future in mind
- The Greenest House is the one that's already there





**Greenest  
House**



2019



We need more homes  
and that's a fact.

We need volume, light  
and character.

We need liberated rules.

We need imagination  
to unlock forgotten  
small plots.

Shouldn't we all be  
developers?

Roger Zogolovitch

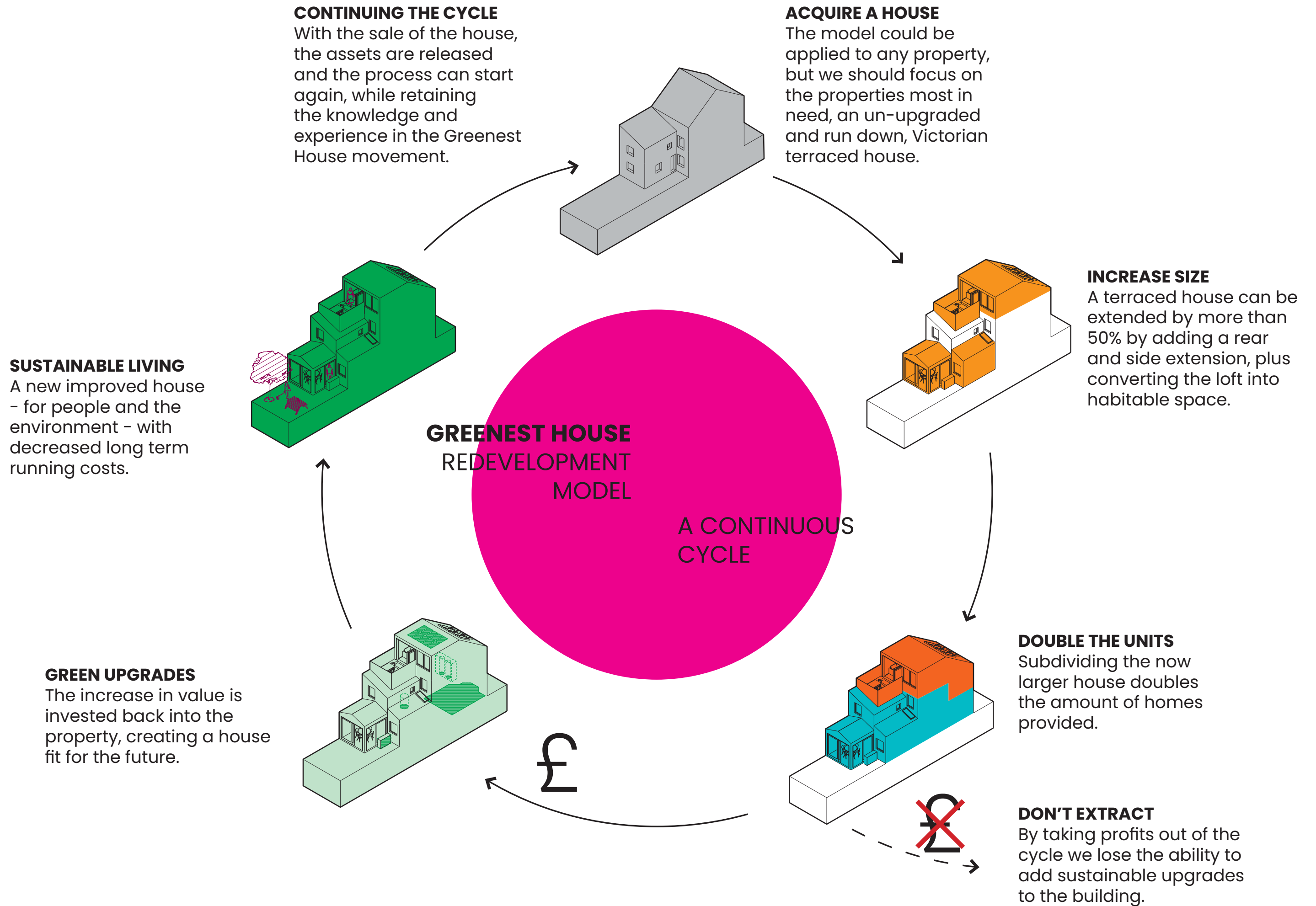
solidspace



# 2020

A funding opportunity for  
startups





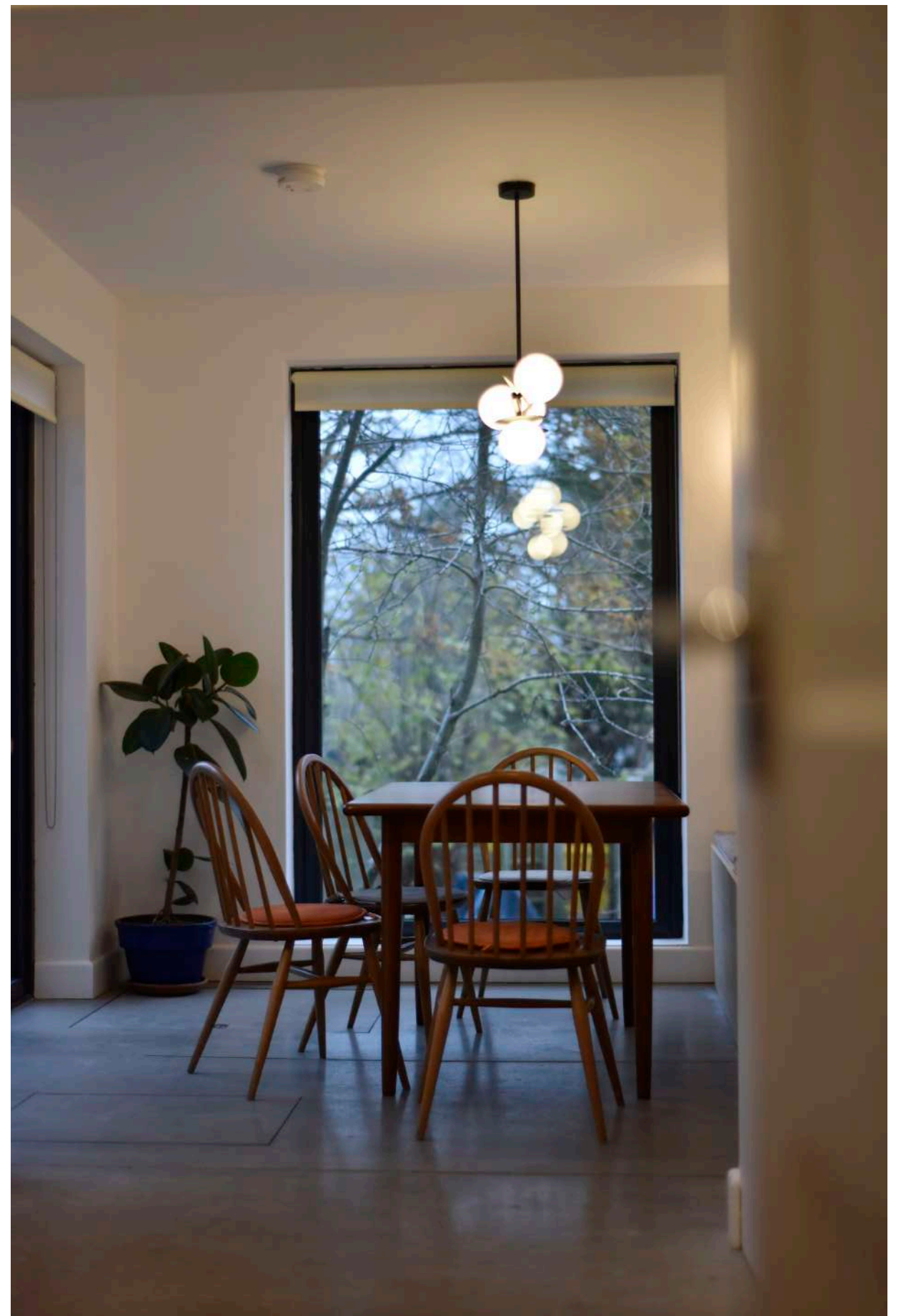
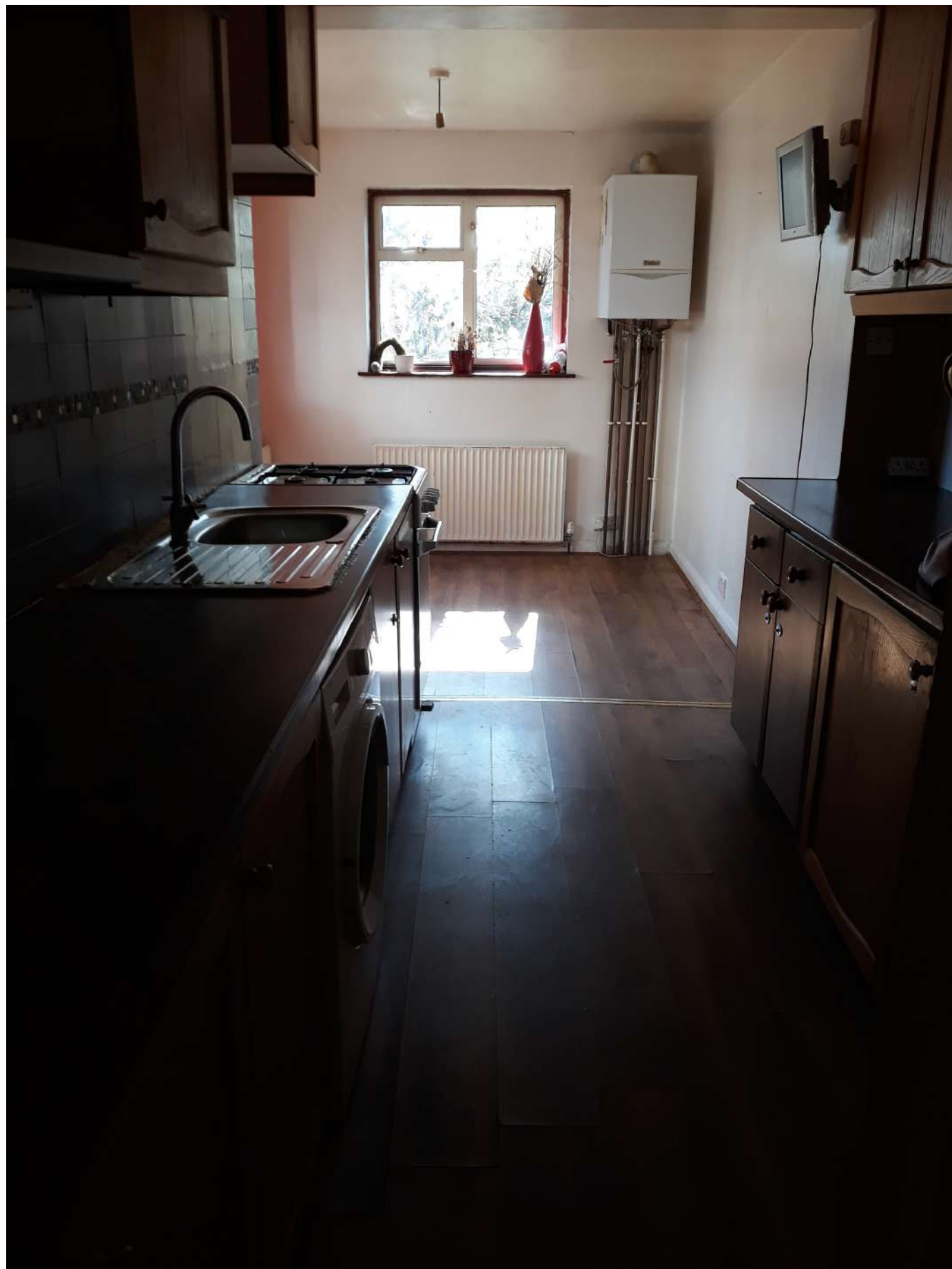


2021

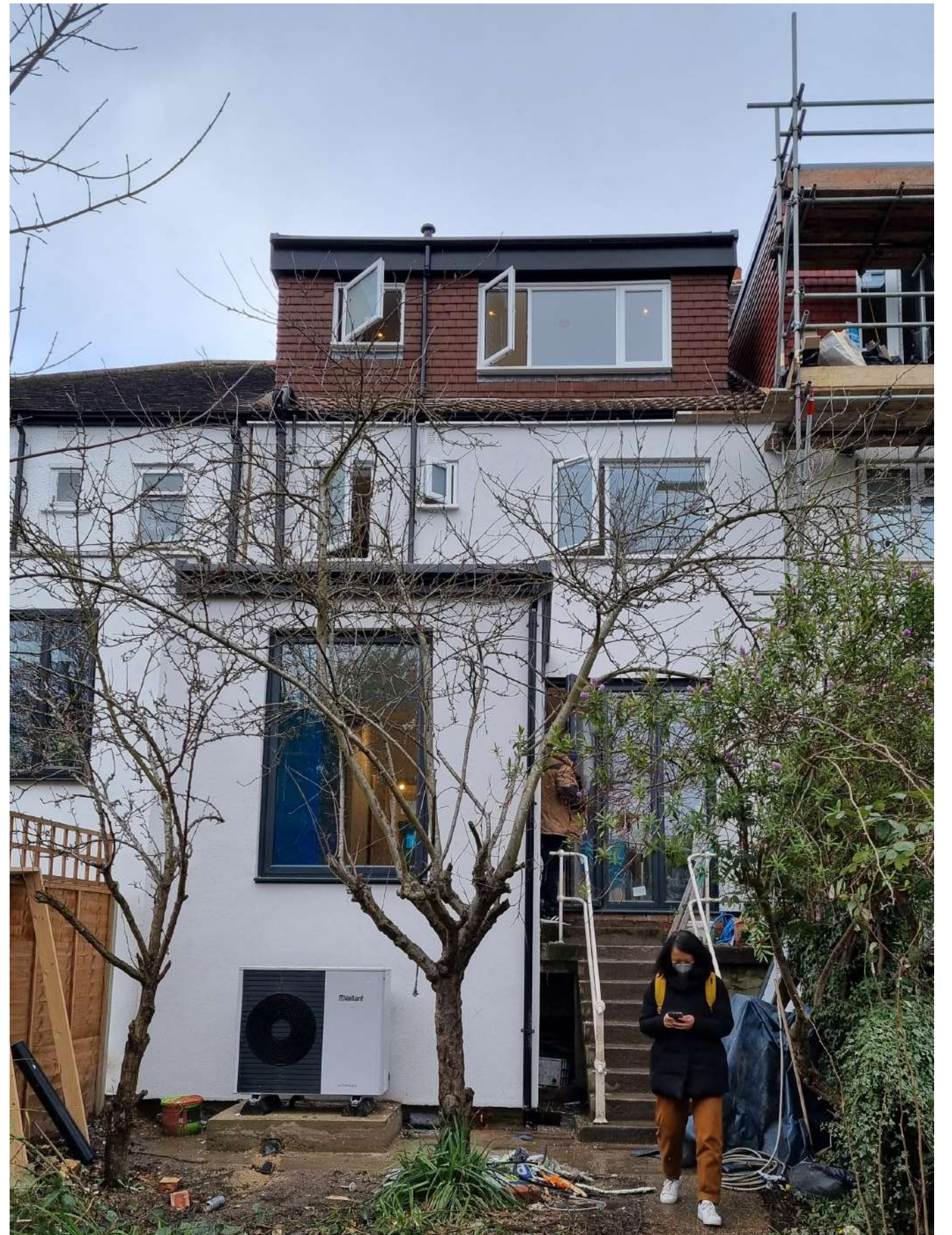














2022







Obstacle 1

COST

# Obstacle 2

## LEGISLATION & PLANNING POLICIES



2024



**PALAZZO MORA** OPENING 10 MAY

**TIME SPACE EXISTENCE  
ARCHITECTURE BIENNIAL 2025**









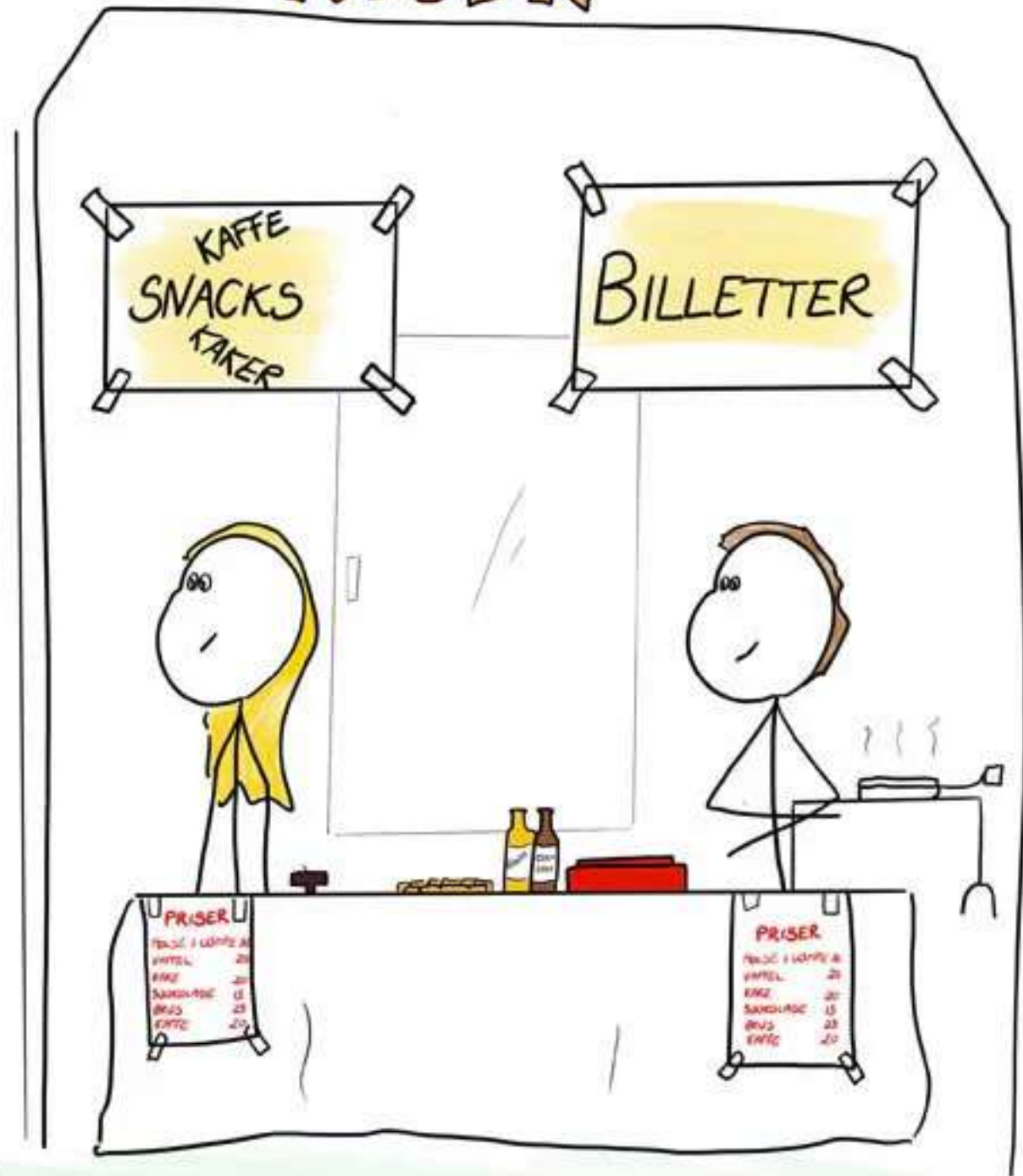
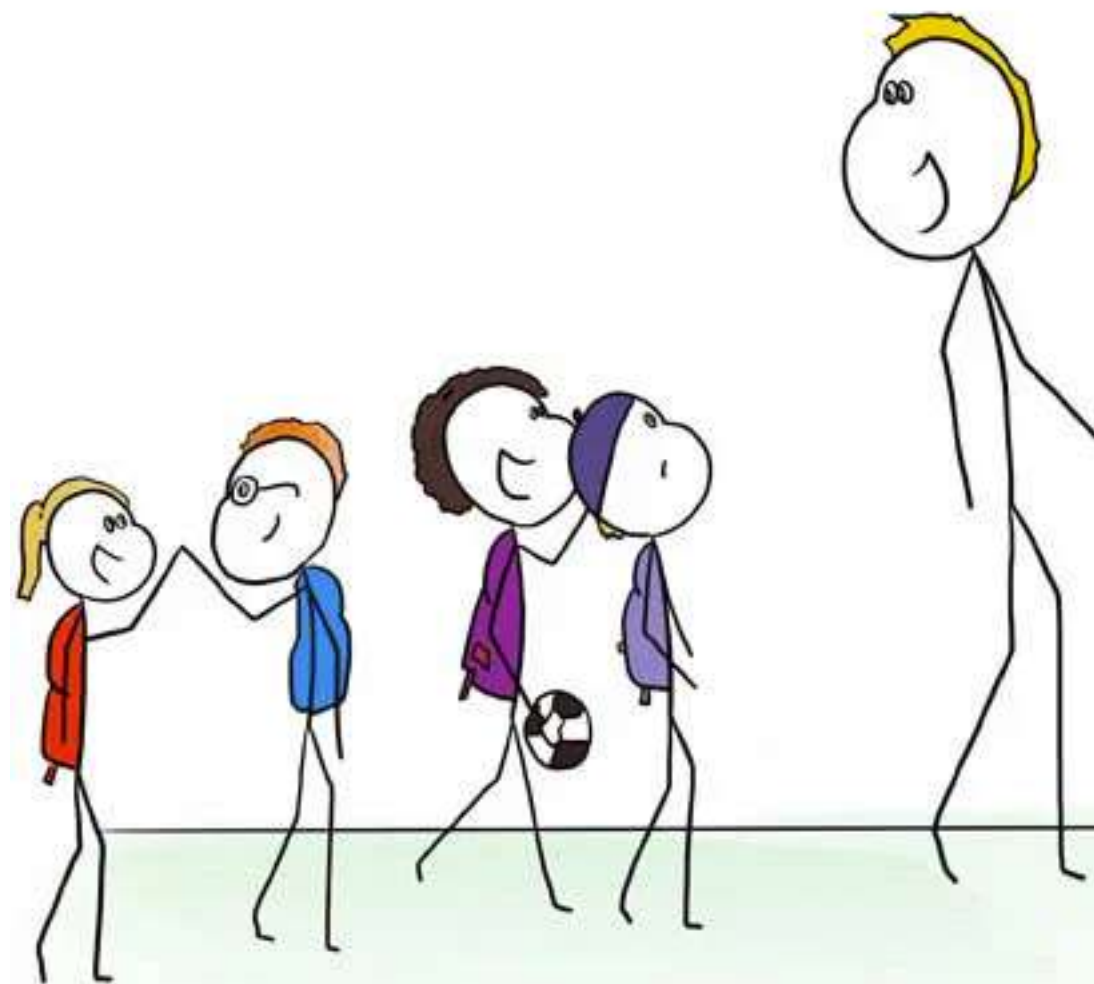








# Kiosk









Based in Bristol, Adaptavate have developed carbon negative alternatives to plaster and plasterboard.

**BROUNS & CO**

Manufacturers of natural paints and oils created from linseed, which create beautiful finishes and healthy indoor environments.



Suppliers of repurposed steel that deliver massive carbon savings – used for the 2012 London Olympics stadium at Stratford.



Makers of energy-saving pre- insulated ductwork.



A London-based architectural practice specialising in existing buildings



Producers of breathable insulation from old coffee sacks and off cuts of wool and cotton.



Manufacturers of sustainable joinery that is made to last.

2025







# The Greenest House: changing the world, one terraced house at a time

2 June 2025



A cycle of intelligent retrofit and remodelling of existing homes could make major inroads into the UK's housing crisis, creating a valuable web of expertise without displacing communities, argue Anders Strand Luhr and Erika Suzuki



At this year's Venice Biennale, Office Ten has launched the Greenest House (greenest.house), a new model for redeveloping terraced houses that flips the traditional approach on its head, generating sustainable homes and a sense of belonging. Credit: Office Ten Architecture

At Office Ten Architecture, we've worked on many retrofit projects for private clients over the years and, despite best intentions, sustainable features are the first thing out of the window when the tenders come in.

After a while we thought: OK, what can we do about this situation? Everybody knows what is needed, the technology exists. We could sit and wait for prices to fall or grants to rise, or we could instigate change.

Extending and splitting Victorian terraces generates profit: it's a proven model. So why can't we put that uplift towards creating sustainable homes that reflect life today, addressing the crises in our housing and communities?

A standard split puts a big flat suitable for families on the first floor and loft, without garden access. Add a second stair, and it can occupy the ground and part of the first floor instead, with a smaller flat upstairs, complete with terrace.

Good design is sustainable because people stay, and these conversions can be done on an ongoing basis without displacing communities. And the approach extends to infrastructure: if you share a commodity, it becomes cheaper and more efficient. Running ground-source heat pumps across back gardens would make the technology financially viable, providing cheaper energy and helping to tackle fuel

## Most popular

- 1 Daylight from Above  
Awards: celebrating the impact of natura...
- 2 Rambling Houses:  
'honouring the hands of people who make thi...
- 3 Powers of Ten  
competition: play with scale to gain pounds
- 4 Rocket House,  
Northumberland
- 5 Six Senses: rising high in a 'global lab for smart, sustaina...
- 6 On an Irish estate, a down-to-earth addition reveals inner d...
- 7 In the pink: Allies and Morrison's School of Public Health
- 8 Hafod Morfa  
Copperworks Distillery & Visitor Centre, Swansea

## Related



Pine Heath, Camden, London





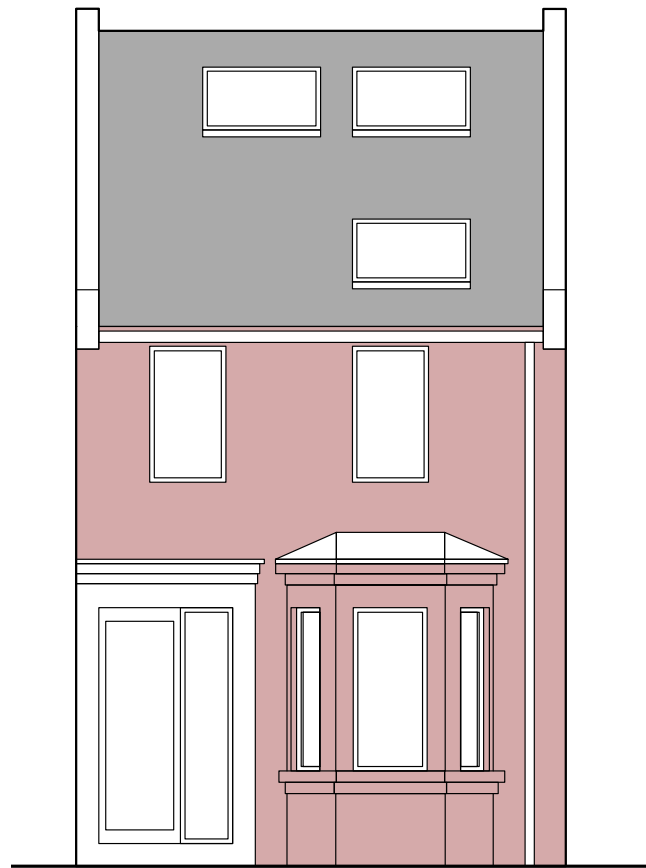
WHERE WE ARE  
and HOW WE ARE  
PUSHING THIS  
FORWARD



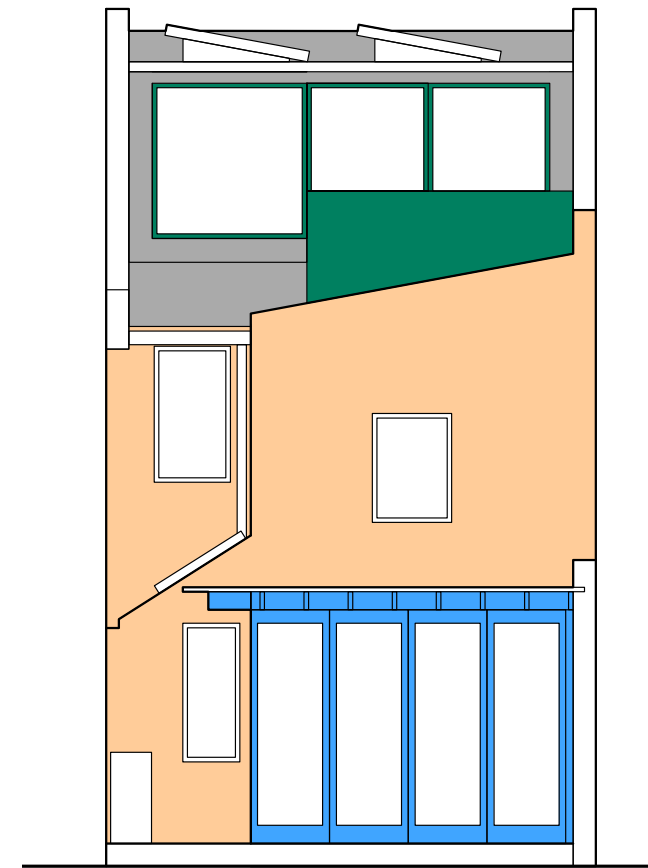


The UK is grappling with multiple housing crises: a lack of adequate, affordable homes, inefficient land use, the climate emergency, and layouts that haven't changed in over 130 years. Attempts to rectify this often lead to senseless demolition, community displacement, carbon emissions, and maximum profit extraction.

The Greenest House aims to break this cycle. With 80% of 2050's buildings already in place, our model demonstrates that preserving and renewing existing housing stock isn't just possible; it's urgent. By working with what we already have, we can generate social, economic, and environmental benefits for everyone.



Proposed front elevation



Proposed rear elevation

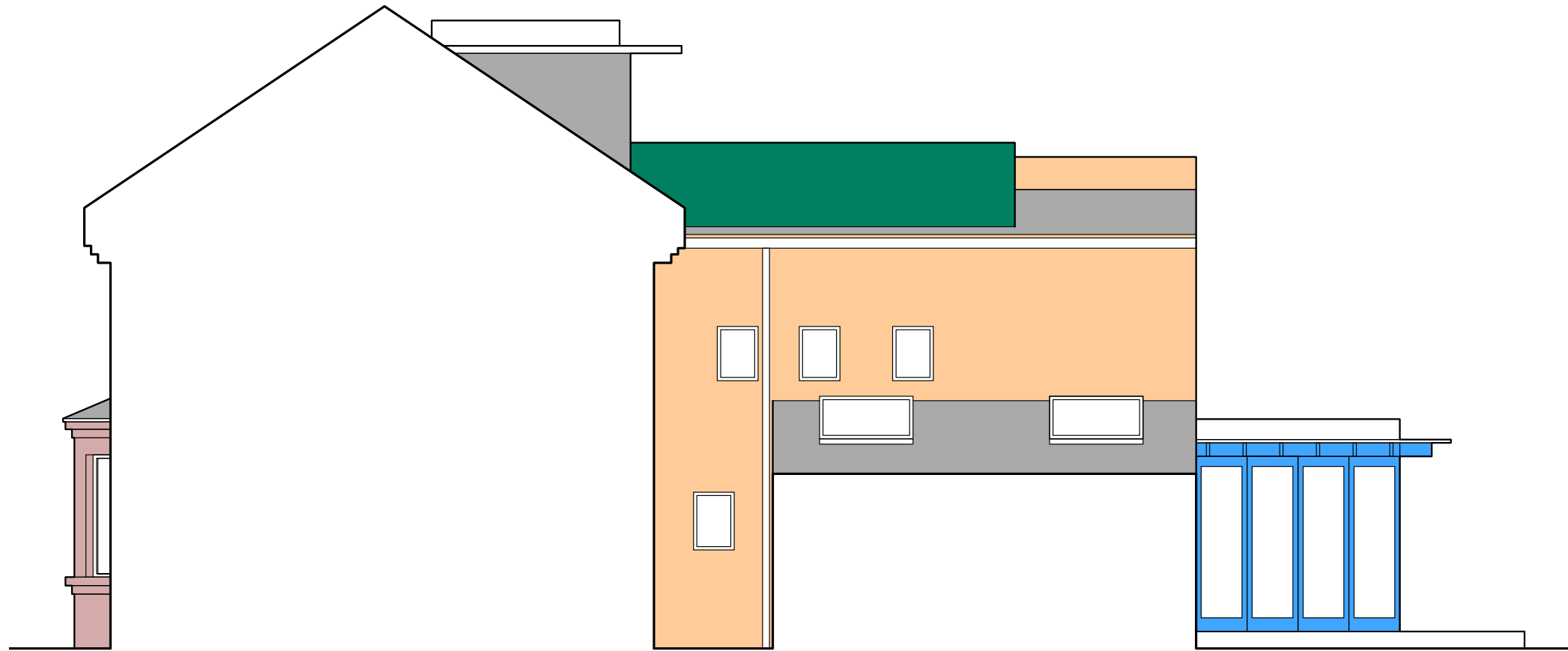
**Greenest House** is a new model for redeveloping existing houses.

We are creating a financially sustainable model for creating environmentally sustainable buildings.

and improves over time. Our aim is that it can be scaled up to make an effective impact.

The model is designed as a continuous cycle that retains knowledge





Proposed side elevation

**Greenest House** is a collaboration between people that want to make change happen.

The current partners are:

- **Adaptavate**
- **Agreka Build**
- **Brouns & Co**
- **Cleveland Steel**
- **EcoDuct**
- **JAW Sustainability**
- **SisalWool**

Greenest House is a project by **Office Ten Architecture.**

## **1 DON'T DEMOLISH**

The GREENEST HOUSE is the house that is already there. Therefore, we demolish as little as possible, keeping waste and reconstruction at a minimum.

## **2 EXTEND AND ADD**

Working with the existing typology, we can add more than 50% floor area and an additional residential unit per house.

## **3 DON'T EXTRACT**

We don't believe in exploitation of the housing stock. The value that has been created doesn't leave, but is invested back into the house.

## **4 UPGRADE**

Each house is given external fabric upgrades for energy efficiency and improved indoor quality, and green technology for efficient heating and energy capture.

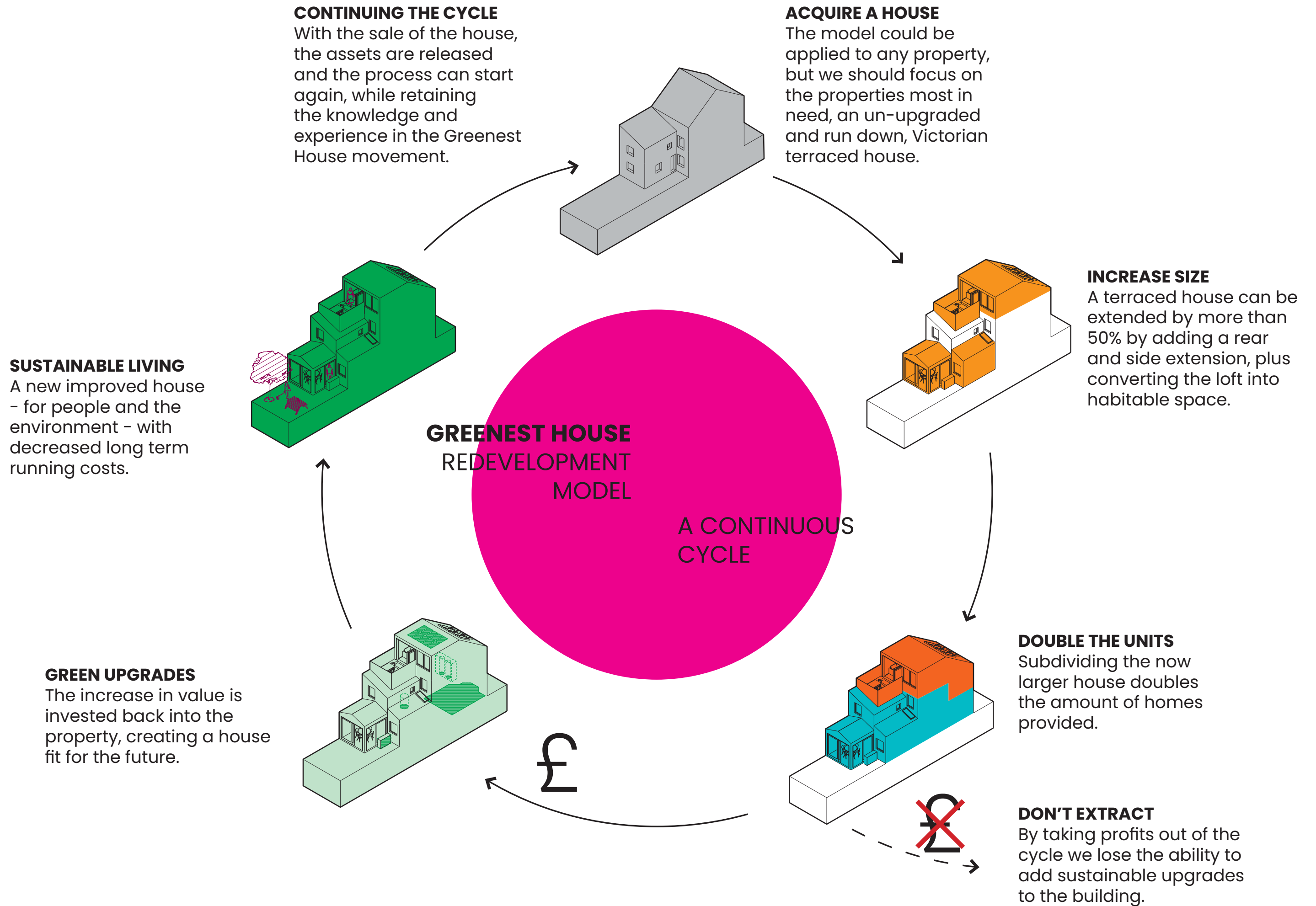
# **GREENEST HOUSE REDEVELOPMENT MODEL**

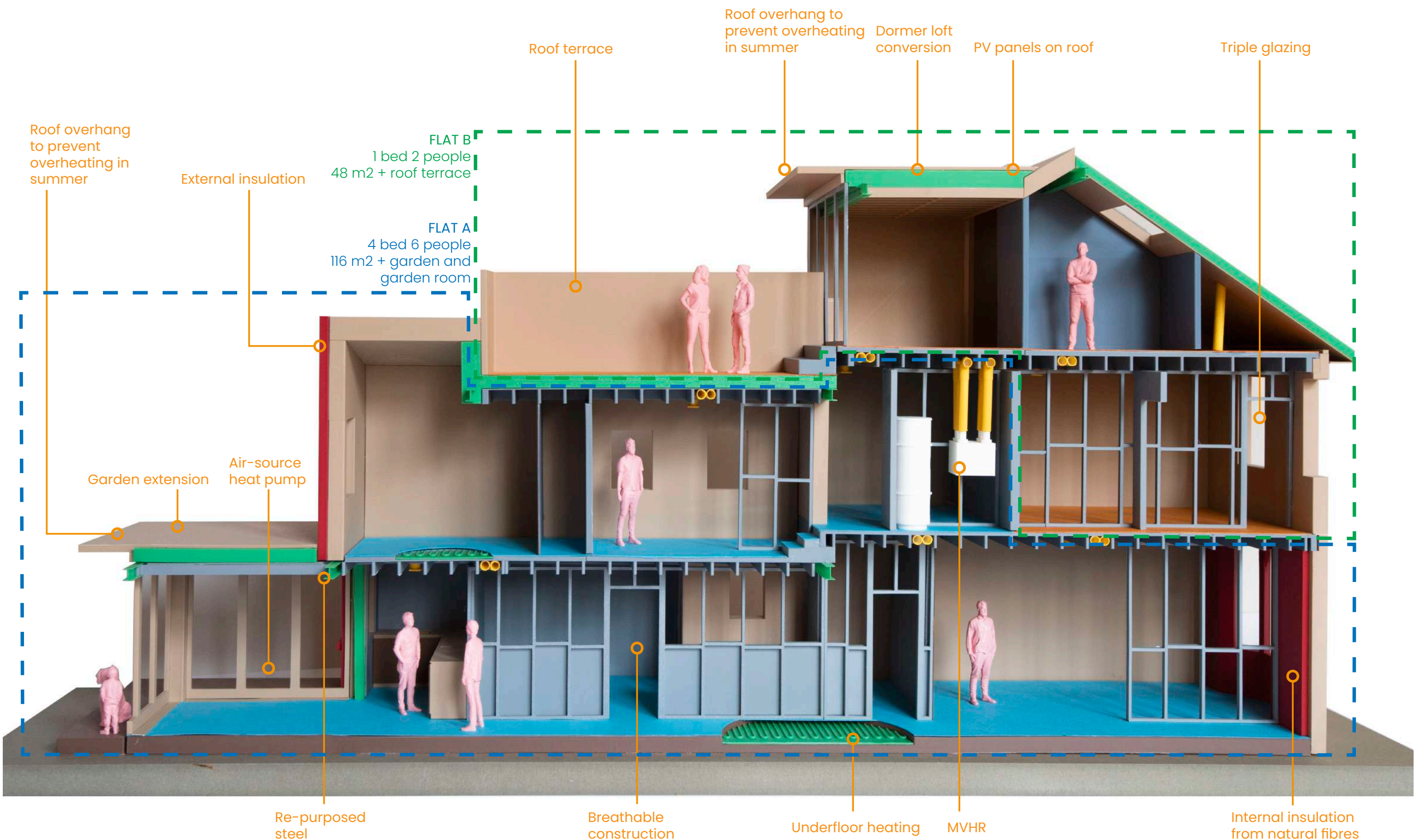
## **KEY PRINCIPLES**

## **5 JOIN US**

To make change we need to work together. The idea of Greenest House should benefit everyone and we are actively seeking forward-looking partners to join us.







Roof overhang to prevent overheating in summer

External insulation

FLAT B  
1 bed 2 people  
48 m2 + roof terrace

FLAT A  
4 bed 6 people  
116 m2 + garden and garden room

Roof terrace

Roof overhang to prevent overheating in summer

Dormer loft conversion

PV panels on roof

Triple glazing

Garden extension

Air-source heat pump

Re-purposed steel

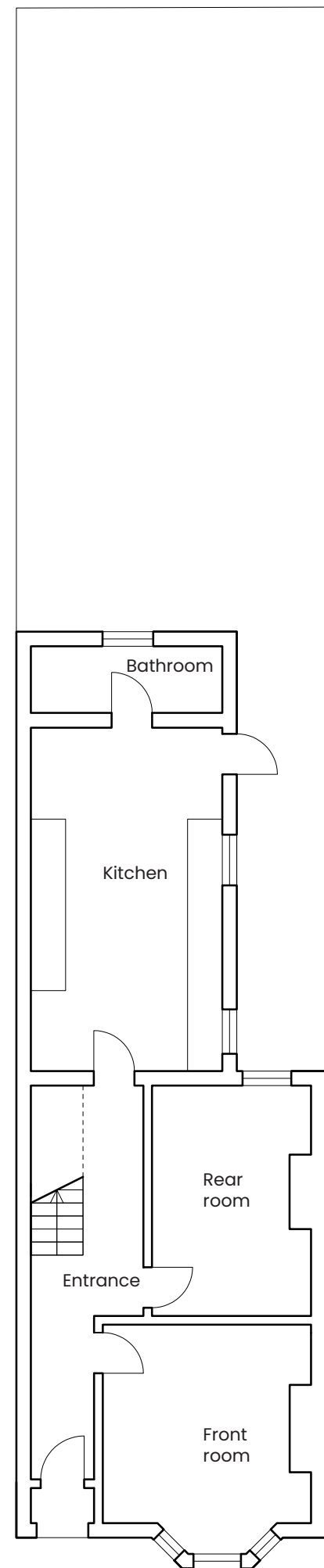
Breathable construction

Underfloor heating

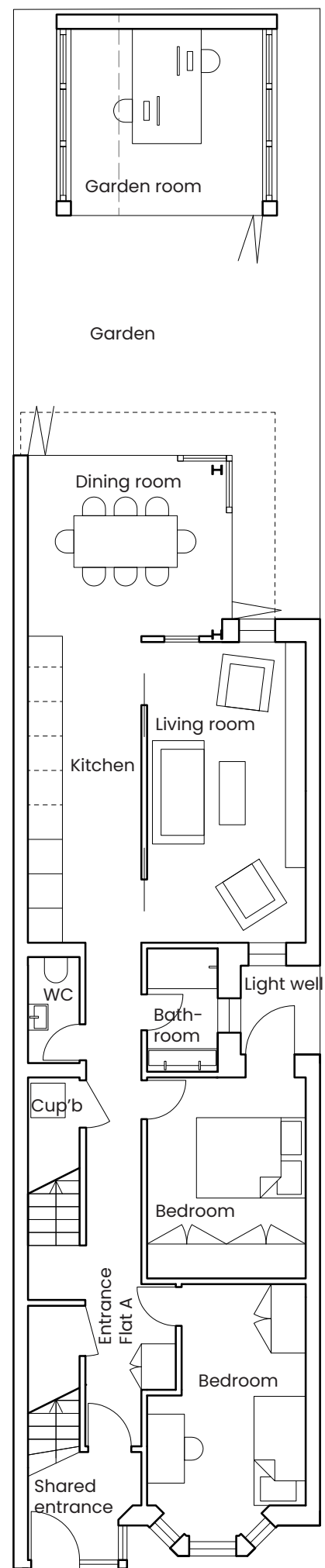
MVHR

Internal insulation from natural fibres





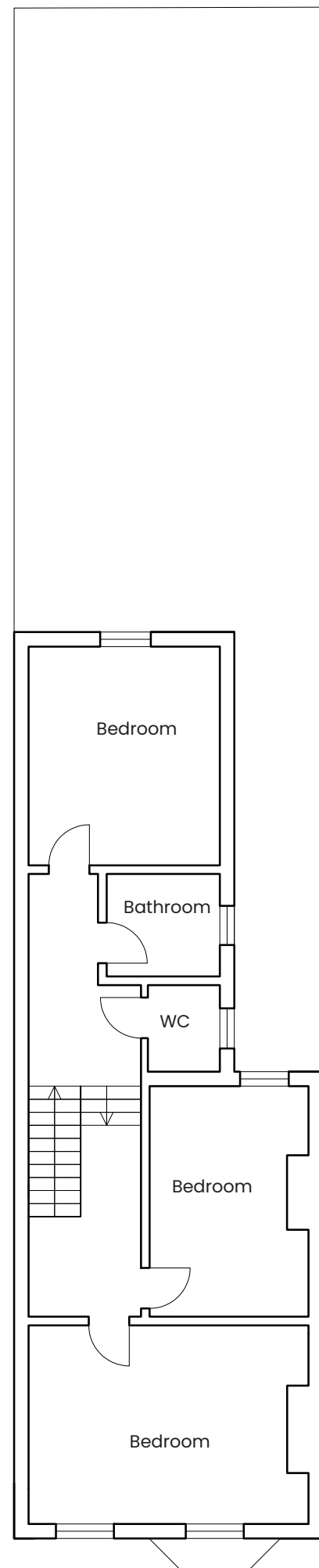
Existing ground floor plan



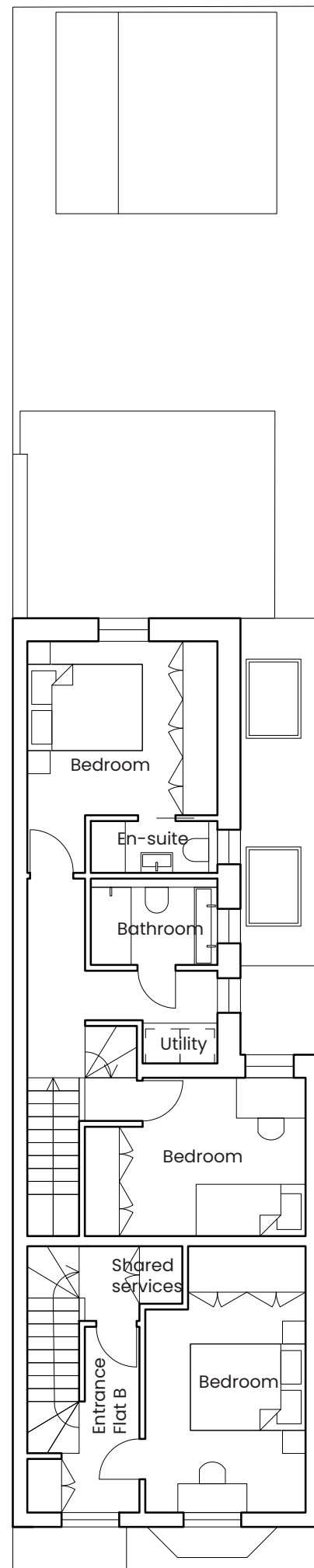
Proposed ground floor plan



View of living room



Existing first floor plan

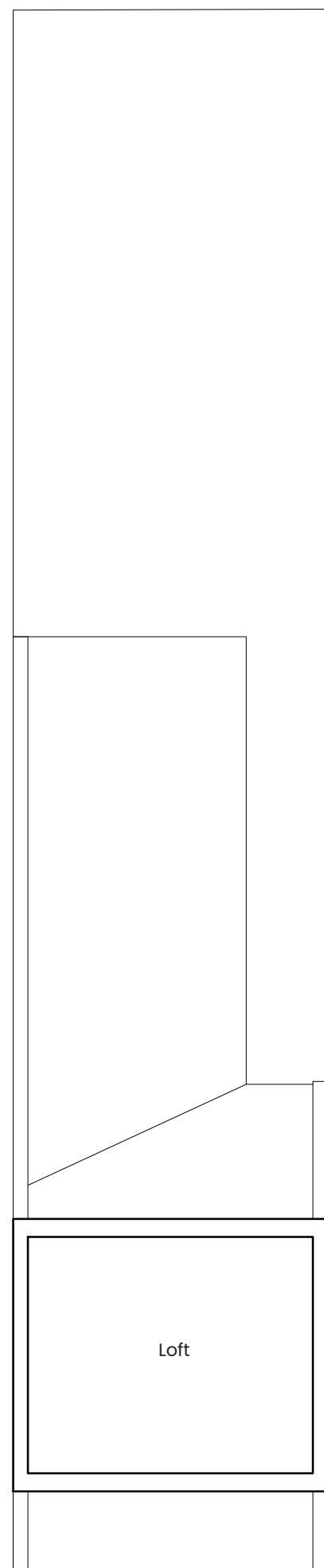


Proposed first floor plan

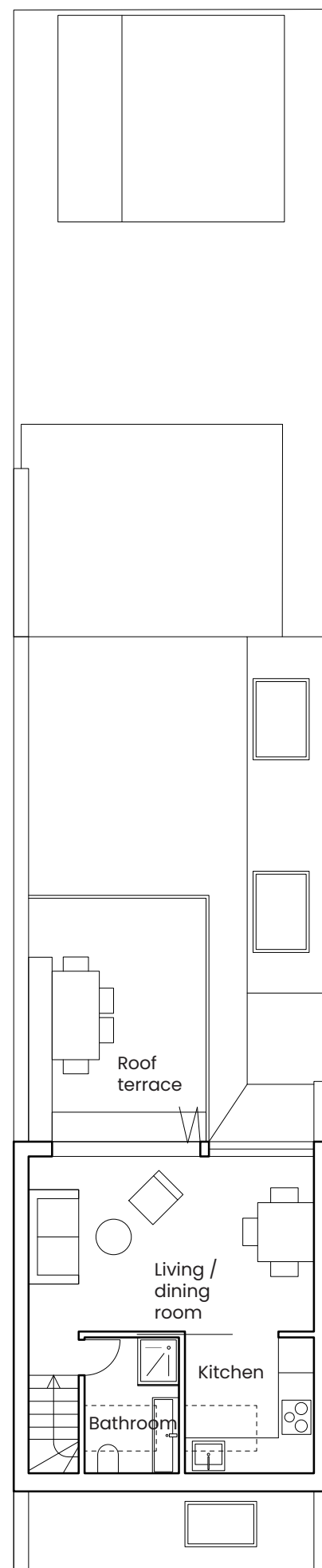


View of kitchen from dining room





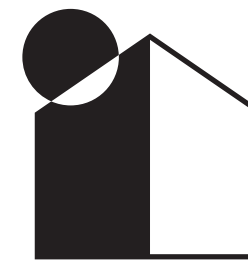
Existing loft floor plan



Proposed loft floor plan



View of living and dining room looking towards roof terrace



info@greenest.house  
www.greenest.house