



## Telfer House

Recently finished, the Telfer House project for Islington Council, establishes a confident new frontage to the previously fragmented southern edge of King Square Gardens in Clerkenwell.

The building is arranged internally like a traditional mansion block with pairs of dual aspect homes sharing a staircase, landing and lift on each floor. The arrangement creates four double height entrances along the street, activating both the public realm and the building frontage.

The apartments are designed to meet the highest standards of accessibility and inclusion exceeding London Plan internal

space and external amenity space standard, with four wheelchair accessible units on the ground floor.

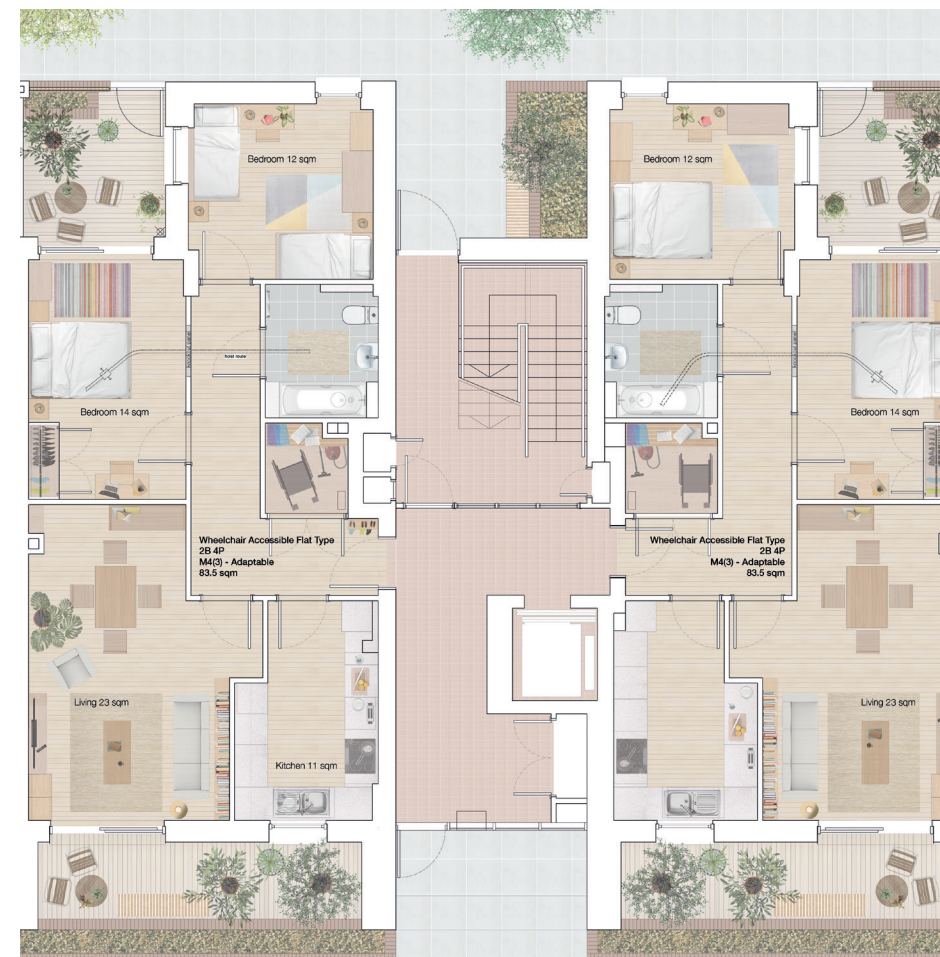
We helped to create a valuable partnership between the Council and local people with a series of consultations focused on discussions about "what makes a good home", helping to ensure that the needs of future residents would be met.

## Residential

Location  
Clerkenwell, Islington, London

Client  
Islington Council

Project Size  
38 apartments  
60% Social rent  
40% Private sale



Illustrative flat plan







**Overview**

Islington Council identified the site of the existing Telfer House on Lever Street as being suitable for the development of new mixed-tenure homes. It was their ambition to provide a new, well-designed building to meet the needs of residents within the borough whilst enhancing the character of the local context.

The existing Telfer House, a two story 1960s residential block, forms part of the King Square Estate, but looks out of place in the existing street scene. The proposed new build scheme and its configuration was developed in relation to its immediate environment. The proposed six-storey building frontage reflects the current scale of Lever Street and provides a continuous street frontage, forming a strong building line, which addresses King Square Gardens opposite and repairs this notional civic square.

**Homes**

The scheme provides 60% social rent and 40% private sale apartments. The private sale will raise capital to help fund the project alongside the GLA funding secured by Islington. This established a cross-subsidy funding model, which will hopefully set a precedent for future developments in Islington.

The design acknowledges the building's location at the periphery of Kings Square Gardens, by orientating balcony spaces to maximise views across the green space. The dual aspect nature of all apartments, together with an average floor to ceiling height of 2.8m, help to ensure excellent levels of daylighting and ventilation.

**Community**

Key to the success of the scheme has been the approach to include the current residents of Telfer House and wider King Square Estate community, in the design process. A valuable partnership between the council, residents and designers was established from the beginning, in order to ensure that the needs and requirements of the end-user would be met. A series of consultations were held to give residents the opportunity to be involved in the decision making process.

Residents who attended the initial consultation event suggested they would like outdoor space including balconies and gardens for all ground floor units. Residents requested the opportunity to see detailed plans and input into the design of apartment layouts to aid the decision to move



back into the new building. Residents that attended the subsequent consultation event in 2013 expressed support for the new scheme based upon the detailed layouts. A number of residents requested changes to kitchen areas, some requested an open plan layout whilst others preferred a separate kitchen, and the final proposals were amended to reflect this.

**Landscaping**

The external landscape is of great importance to the development. The public entrance and frontage with Lever Street are lined with raised brick planters providing a buffer zone with the immediate street. The development provides a series of small and secure communal gardens for the residents with raised brick planters and timber lined seating, providing a quiet and secure communal environment for the residents.

**Sustainability**

The scheme has incorporated environmental strategies including photovoltaic panels, a Combined Heat and Power system, green roofs and SUD systems. The site is connected to the local district heating system supplied by the Bunhill energy centre providing Telfer House with a green source of heat and electricity and further reduce CO<sub>2</sub> emissions.

