



## GOSWELL ROAD HEALTH FACILITY & HOUSING

CLIENT: **Camden and Islington Community Solutions**  
 CONTRACTOR: **N/A**  
 LOCATION: **Islington, London**  
 AREA: **5000 sqm (Health) + 3200 sqm (Housing)**  
 PROJECT VALUE: **£20 million (Estimate)**  
 PROCUREMENT: **NHS LIFT**

Fleet were invited onto a shortlist of 7 architectural practices for a feasibility proposal for a new health facility to be located within the South Islington 'triangle', bounded by Old Street, City Road and Goswell Road. We were awarded 2nd place behind the eventual winners AHMM.

The Goswell Road site is currently a sunken car park approximately 2m below street level, serving a +20 storey tower block directly to the south. To the east is Kings Square, a mature community park which is well loved, however, access to the park is restricted to tight passages or imposing gateways below looming concrete blocks.

Islington Council's development framework highlights the South Islington triangle as an area where taller development is encouraged, with Goswell Road specifically earmarked for high-rises. Taking into account planning policy we proposed a further 10 storeys of housing over the health centre with a discrete entrance off the new access road to a potential 64 flats. This addition to the proposal enables CHP to be a viable efficient power source due to the sinusoidal occupation of the two entities. Additionally, we have proposed 2no. open loop GSHPs that tap into Clerkenwell Brook – a 200 year old mineral water quality source that would further reduce energy costs and provide extremely cheap water that could actually be bottled and sold. A steel and concrete plank structure allows for fast construction and a passive hybrid cooling system using Termadeck, that would also enable a greater amount of fenestration and therefore natural light and views out.



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