

PRIME COMMERCIAL SPACE THAT ROSE FROM THE ASHES



## TELSTAR HOUSE LONDON, UK

Following a devastating fire in 2003, Telstar House needed to be completely rebuilt in order to make it a habitable space once more. The fire completely destroyed four out of 12 floors of the 1960's office block, and caused significant damage to the remainder of the structure. BuroHappold Engineering was commissioned to carry out works to replace Telstar House with a new, state of the art, flexible office space. The initial challenge that faced the team involved demolishing the original fire damaged building, located in a built up area in close proximity to other offices and the nearby Paddington Station.

To demonstrate that the construction would not affect the surrounding buildings, our ground engineering team specified a tailored investigation and carried out complex analysis of the site, enabling us to predict ground movement. Additionally, our team needed to consider the building's location within four metres of the proposed new Crossrail Station at Paddington.

The BuroHappold team carried out extensive modelling to illustrate that the foundations for Telstar House would be able to accommodate any future development at the major station. Our intuitive solutions managed the risk to our client while optimising the construction sequence.

The new building is an eight storey, steel framed structure designed to provide maximum flexibility within the internal offices, ensuring the space is future ready. The existing basement was extended to the southern boundary so that it occupies the whole site area, enabling use of all of the available space. Clad in Spanish limestone, coated glass and insulated anodised aluminium panels, the building aesthetics reflect the client's requirement for a contemporary and forward looking building. Telstar House now offers fit for purpose office accommodation in a prime London location.

**CLIENT**  
Derwent Valley Holdings plc

**ARCHITECT**  
Fletcher Priest Architects

**VALUE**  
£24 million

**SERVICES PROVIDED BY  
BUROHAPPOLD**  
Structural engineering, ground engineering,  
bridges and civil structures