

THE FURNITURE PRACTICE

Blackhorse Mills

CASE STUDY

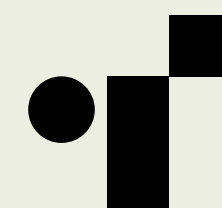
An environmentally sensitive build to rent development overlooking Walthamstow Wetlands.

We worked closely with interior designer Lister + Lister to create and deliver a high quality, cost-effective specification for Legal & General’s flagship build to rent development.

Project Features

- Furniture and lighting for 479 new homes and 11,000 square feet of amenity space
- We used direct factory sourcing and designed bespoke furniture
- Specification of timeless well-designed pieces that are easy to refresh
- Phased install adapted to deal with project delays, and we still delivered right on programme

CLIENT	Legal & General
DESIGN	Lister + Lister
LOCATION	London, UK
DATES	Completed 2020





“What I liked about working with TFP is their unique ability to source at every level of the furniture market; through their brand partnerships, we were able to add value to our development, and we were also able to design some of our own pieces, via TFP’s global factory connections, allowing us total control over the design.

Their ability to deliver to challenging programmes and under difficult site conditions is testament to their strong logistics team. We have since used TFP on another development and look forward to our continued partnership in the future.”

James Edmunds
Creative Lead, Legal & General BTR

Creating a community

Blackhorse Mills regenerates a former industrial estate on the edge of Walthamstow’s reservoirs, a Site of Special Scientific Interest, into a unique waterside rental destination – but more than that, it has created a community with 479 new homes and an eclectic mix of amenities. Homes are split across five buildings, ranging from eight to 16 storeys, with views across the water. We worked closely with long-time collaborators Lister + Lister to create a specification that was right for the development and the new residents.

Every little thing

The environmentally sensitive, high quality and sustainable development called for a holistic approach to the furniture and lighting specification. The client wanted something a little bit different to match its forward-thinking attitude but rooted in a timeless quality. We used direct factory sourcing to bring the uniqueness the client desired and called on our global network of manufacturers to source the amenity furniture at the best possible prices.

Made to fit (and to last)

Because we’re always thinking of our client’s investment – furniture is, after all, an investment, we selected well-made pieces that can be easily updated for future refreshes. We also designed a bespoke bed and sofa, working directly with factories to refine the design and prepared prototypes for our client to test out and give us feedback before going into production.

Every problem, is an opportunity

Our first build to rent project wasn’t plain sailing! We furnished three show apartments while the building was still under construction – there was no lift which made for some interesting logistics. We got the furniture into the apartments, even the kingsize bed, which wasn’t easy using a winch platform. Still, the process allowed us to redesign for more efficient installation later down the line.





For further infomation please contact our team –

BTR@thefurniturepractice.com
t. +44 (0) 20 7549 5454

