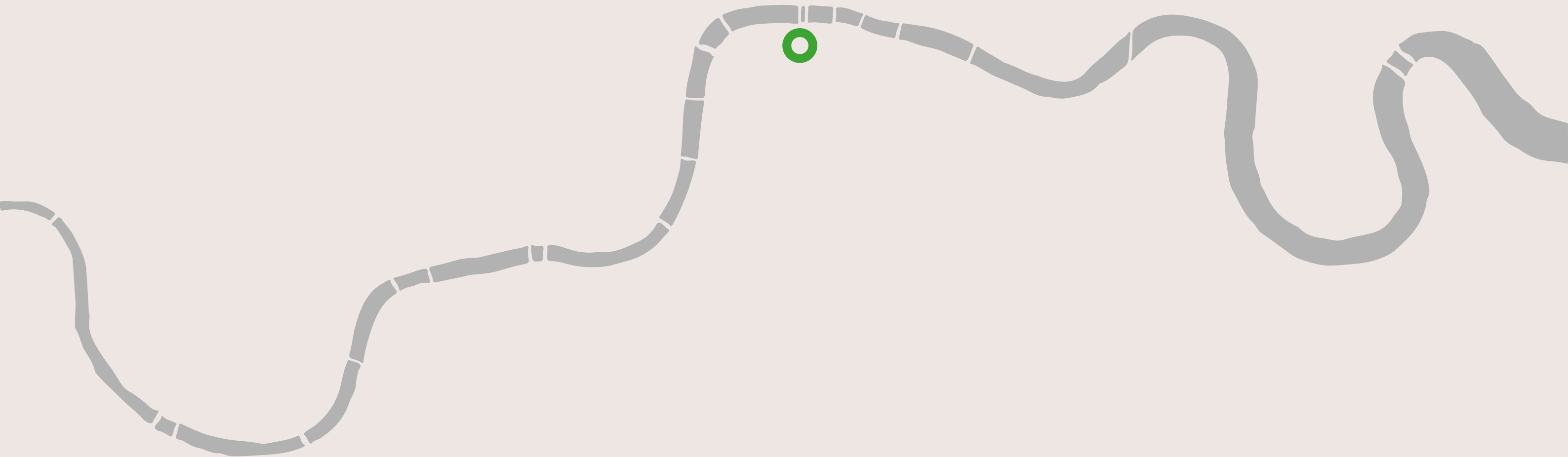




7.0

Residential Concept

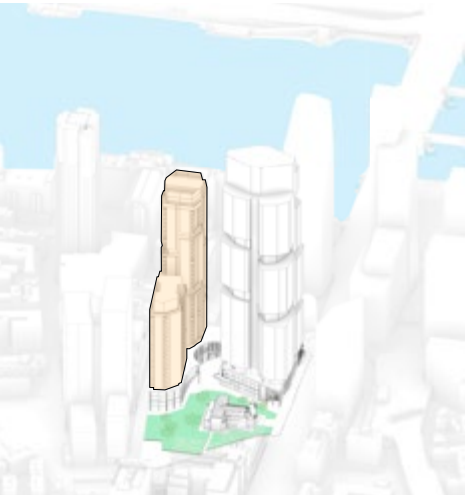
7.0.1 Residential Vision
Introduction

This chapter examines the concept development and detailed design of the residential elements of the Proposed Development. The residential buildings consist of the private residential, otherwise known as the Stamford Building, and the affordable residential, otherwise known as the Paris Building.

The vision for the residential buildings is to create a vibrant and sustainable place to live. A variety of apartment types have been designed from the inside-out, in response to the current and future needs of residents. This flexibility ensures futureproofing, as peoples' lives change and grow over time, enabling the development to accommodate a range of people, at every stage of life, allowing a diverse community to call Southwark and London their home.

The residential buildings will provide much needed housing as well as highly sought-after family units within central London. These homes are designed to maximise views, daylight and sunlight, accessibility, and choice. The mixed-use nature of the Proposed Development will enable people to live, work, and relax within this new Blackfriars destination. Residents will have direct access to the Podium for shops, cafes, restaurants and spaces to work. The considered design of the residential buildings, the mixed-use nature of the Proposed Development, and the enhanced connectivity to the surrounding context and the city, will make this an exemplary location to live within London.

At a city scale, the two residential buildings share architectural form and expression with the Office Building, coming together to form a cluster and creating a unified proposal in the Blackfriars cluster.



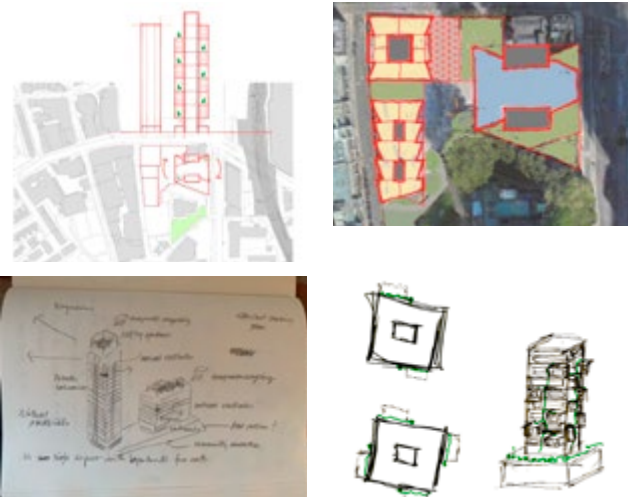
Left:
Diagram showing
Residential Buildings
within the Site
Right:
Indicative visualisation
of the Stamford and
Paris Buildings

7.0.2 Residential Massing
Massing Evolution

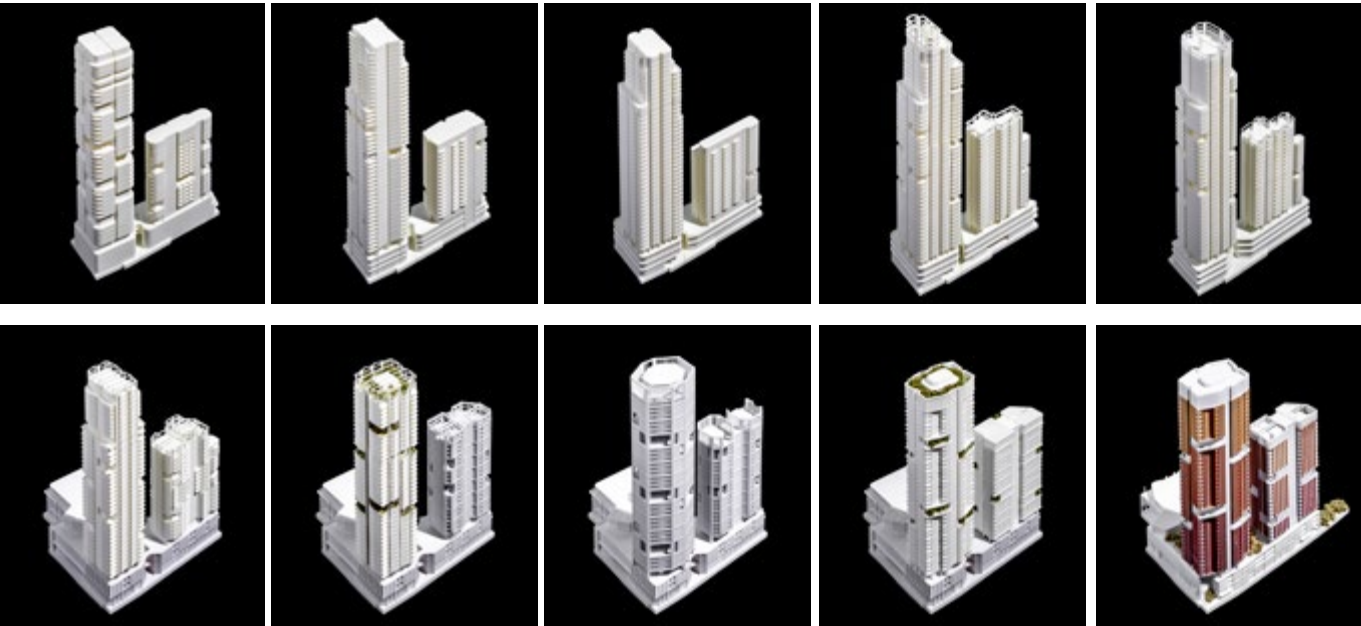
With quality in mind, the residential design process was approached with an inside-out perspective. Consideration for how people live, accessibility, and daylight were taken into account in the design process. During the early studies, it was determined that positioning the two residential buildings to the west of the Site would ensure that the optimum number of dwellings can be accommodated and accessed from a central core, whilst maximising dual aspect units.

The quality and experience of home is enhanced by maximising natural light and views out of apartments. Detailed studies on daylight and sunlight were carried out which informed the massing of the building, whilst windows were located to respond to lighting and views.

The following pages illustrate the key stages of the design process, where a range of massing strategies were explored and refined.



Right:
A selection of early sketches, massing studies and massing models



7.0.3 Residential Design Development
Design Massing and Building Cluster Development

The team has explored a variety of different approaches to the design of the residential buildings in order to deliver high-quality accommodation as part of a comprehensive approach to the Site. This iterative approach has been developed through the exploration of a series of options for the overall buildings footprints and detailed layouts which have been developed in unison with the 3D massing. These massing studies have then been adapted and developed to produce attractive accessible layouts maximising natural lighting and views, while also incorporating external amenity space.

Fluted Massing
Early studies reviewed included efficient square and rectangular floorplates with a fluted expression. The compact building form created a high proportion of single aspect units with corner clip-on balconies.

Angled Massing
Angling the facades of Stamford enabled enhanced views out but created awkward internal layouts and overlooking challenges. Clip-on balconies to the Paris Building enabled maximum external amenity but the long facades provided a large proportion of single aspect east and west facing units.

Hexagonal Massing
Inset balconies were reviewed to enhance the architectural language, whilst maximising dual aspect units and usable external amenity spaces. The revised forms, particularly the double hexagon of Paris, increased the daylight and sunlight to the units, and also provided a high proportion of dual aspect units.

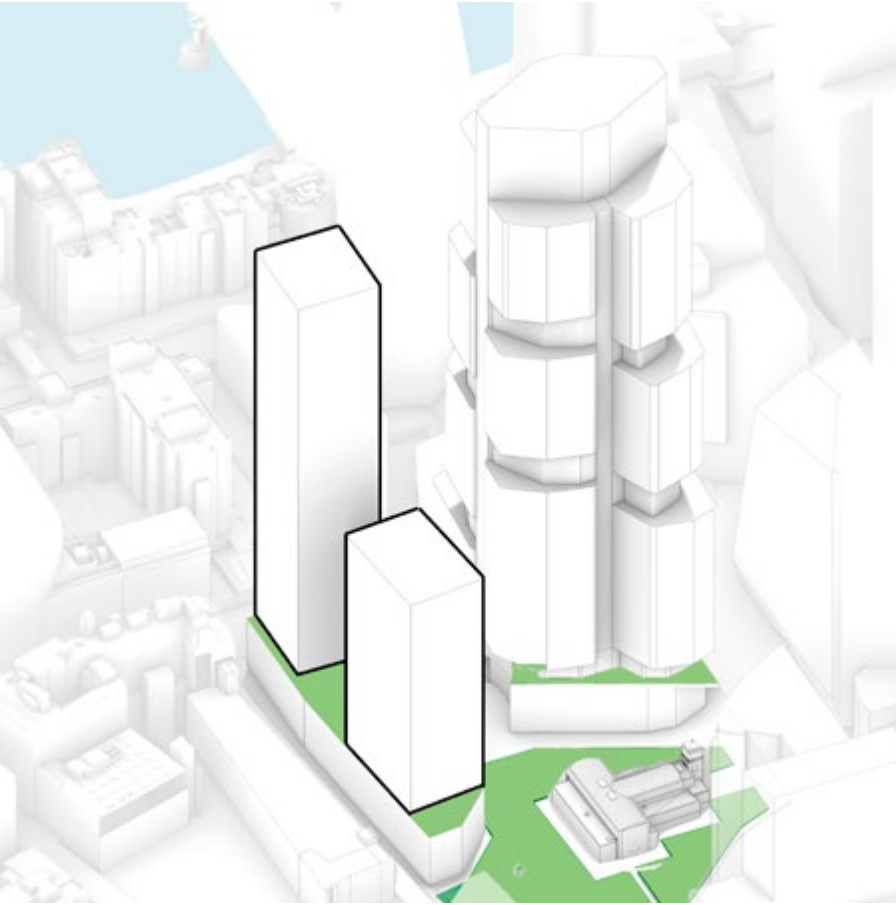
Stepped Massing
The external form of both buildings was pushed and pulled to achieve the current footprint, maximising dual aspect units improving daylight/sunlight, and minimising overlooking whilst also providing efficient and flexible unit designs.



7.0.4 Residential Design

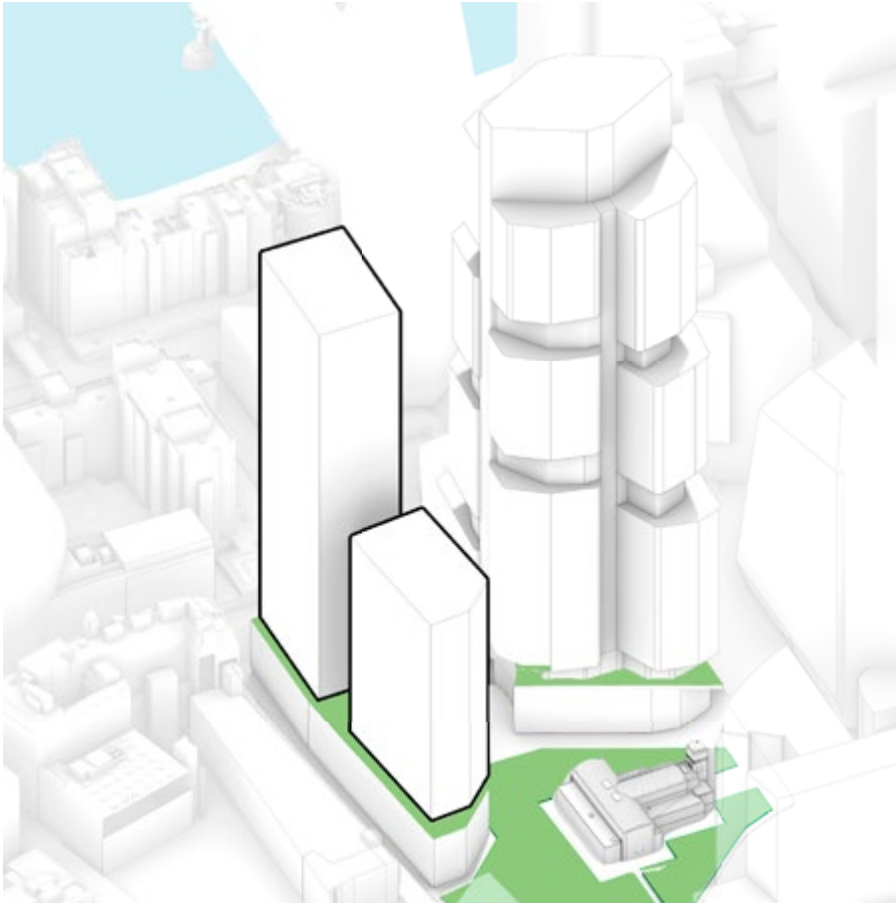
Massing Development

1. Conventional Residential Tower Massing



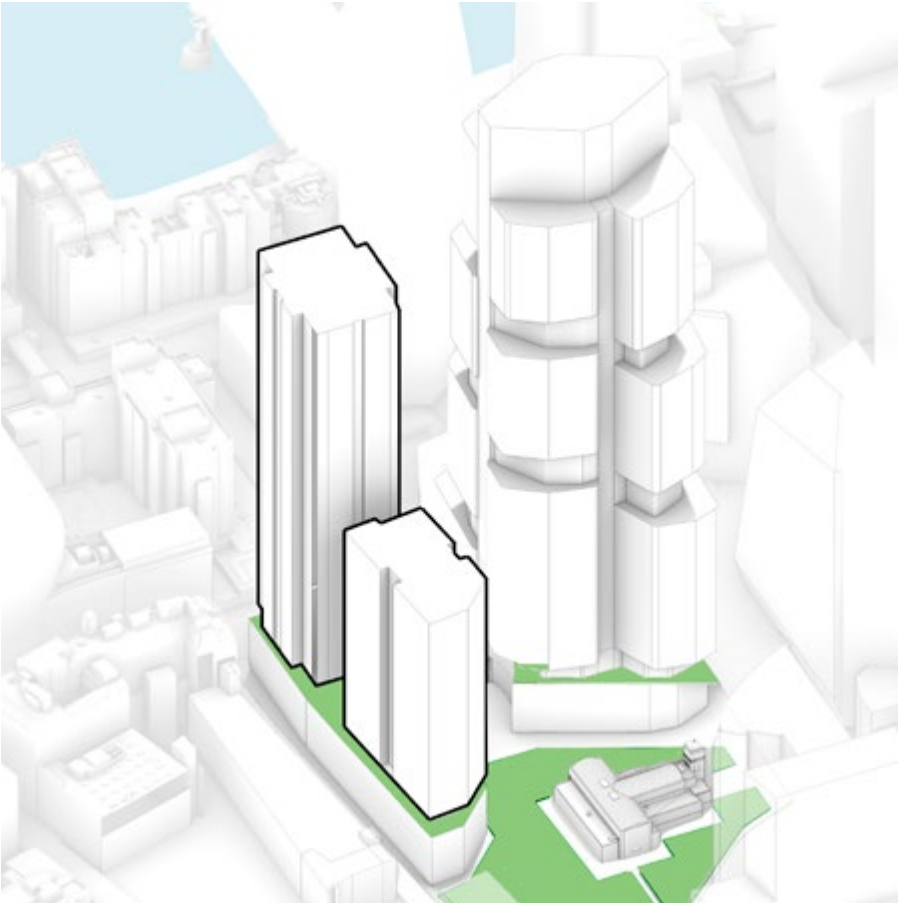
A conventional square plan tower has poor efficiency and limited opportunities for dual aspect apartments.

2. Maximise Efficiency and Safety



Elongating the massing creates rectangular floorplates with improved efficiency and an increased number of units per floor. The larger floorplate also allows for a larger core and two fire stairs to be accommodated.

3. Maximise Daylight and Views

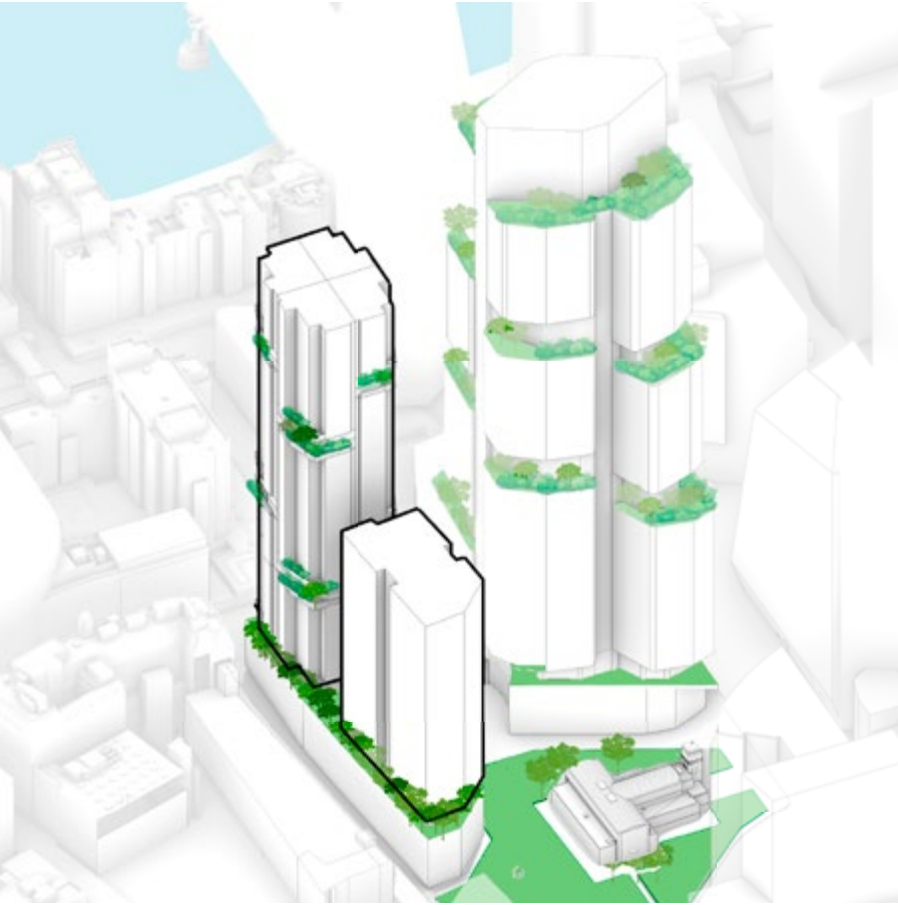


Articulation of the facades maximises daylight and sunlight to the units whilst enhancing views and minimising overlooking.

7.0.4 Residential Design

Massing Development

4. Sky Gardens



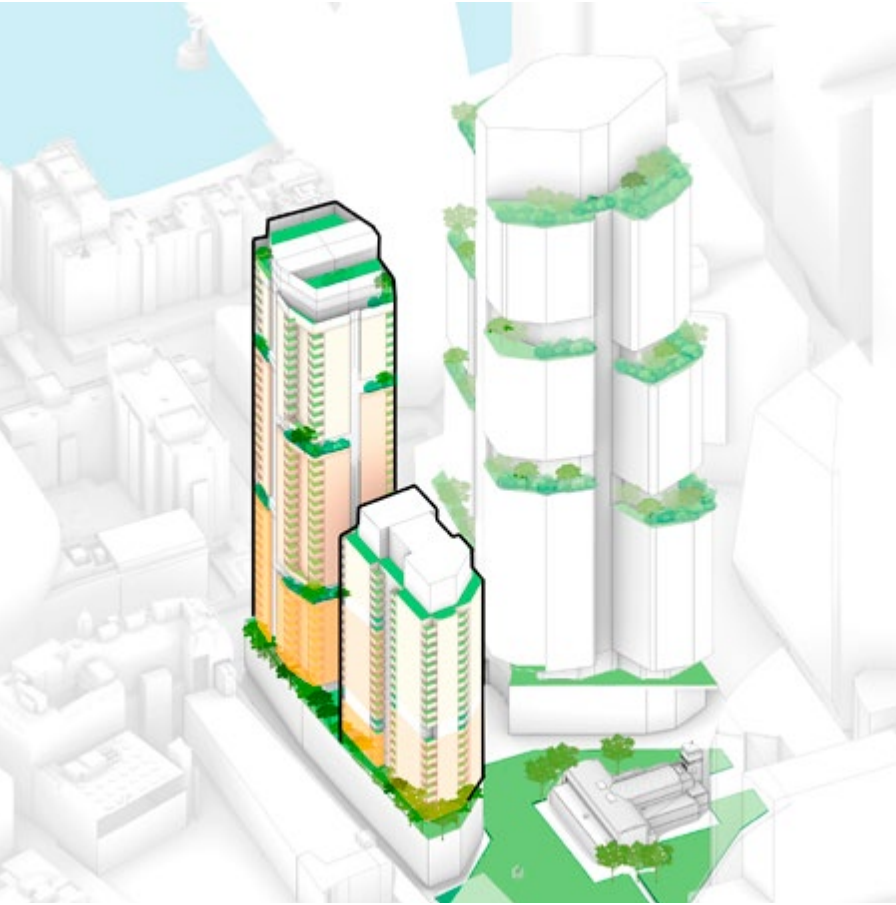
Inset balconies are accommodated within the stepped form, whilst sky gardens and architectural facade articulation break the massing into smaller bustles. The sky garden breaks in Stamford Building allows for increased diversity of the residential unit types. Duplex 'townhouse' apartments and amenities benefit from larger green terraces at the sky garden levels.

5. Top of Building



The top of both residential buildings are sculpted into slimmer elements with special facade treatments to respond to the townscape views.

6. Vertical Communities



Both residential buildings are formed by a series of 'vertical communities', which are represented by different apartment types and mixed communities throughout the towers.

7.0.5 Residential Design Drivers

Key Development Drivers

The Proposed Development responds to the needs of current and future residents by designing for multi-generational, diverse, community orientated homes. By understanding these requirements, we could better inform our design.

Our analysis of the Site and its surroundings led to the establishment of residential design principles centered on the desire to create a sense of place specific to this location and support a new integrated, inclusive, and sustainable community.

These key principles are further defined over the following pages.



Diversity

The Stamford and Paris Buildings are located in the heart of a multicultural and diverse city.

This proposal seeks to deliver homes for a mixed and balanced community, bringing vibrancy to the area. Providing diversity and choice will allow the development to respond to every person's needs and provide a range of residential apartments and spaces that will accommodate a variety of uses.

The design seeks to provide a safe, secure, and sustainable environment and improve quality of living.

Accessibility and Inclusivity

Well designed residential buildings can contribute significantly to the quality of the user experience and play a key role in the creation of responsible, inclusive, and lively homes.

The residential layouts are developed to be inclusive apartment designs, suitable and safe for everyone, including people with disabilities, the elderly and children. The facilities provided within the scheme will cater for the needs of all.

Both buildings are designed to incorporate a mix of M4(3) Category 3: Wheelchair user dwellings, providing a choice of accessible units across all tenures of the project.



7.0.5 Residential Design Drivers

Key Development Drivers



A Place For All Generations

The proposal acknowledges the need for lifetime homes and provides a variety of apartment types and flexibility for a diverse mix of tenants.

Residential design for all generations is about creating a living space that is adaptable, functional, and promotes a sense of community and connection for all inhabitants. The design of the layouts considers the unique needs and preferences of people at different stages of life, from children to older adults.

Shared amenity spaces provide opportunities for different activities, proximity to outdoor space and opportunities for interaction.

Promotes a Healthy Lifestyle

Residential design can play a significant role in promoting a healthier lifestyle by creating living spaces that prioritise physical activity, outdoor living and access to natural light and fresh air. Design elements such as bike storage and open spaces (including play areas) can encourage physical activity. The incorporation of outdoor living spaces, such as terraces and balconies, can also promote social interaction and a connection to nature, reducing stress and promoting relaxation.

The integration of natural light and ventilation can improve indoor air quality, promote better sleep patterns, and enhance overall well-being. Other design considerations, such as incorporating healthy materials, promoting water conservation, and integrating smart home technology, can also contribute to a healthier living environment.

High Quality Residential

The proposal seeks to optimise sunlight and daylight while maximising views. The architectural language responds to the opportunities provided by the Site, with the residential layouts and amenity spaces configured to benefit from natural daylight and views.

The use of biophilic elements, natural colours and sustainable patterns and materials seeks to provide high quality homes. The design aims to enhance the quality of sleep, acoustic control and provide thermal comfort throughout the year.

Sustainability

The Proposed Development has sustainability at the core of the design.

It supports a stable, mixed and balanced community, developed to sustain economic opportunity and local investment. The design also provides a mix of uses and a range of accommodation to allow for the growing and changing social needs of residents and the community.

The embodied carbon of the building has been analysed and reviewed to minimise its impact. In addition, careful consideration has been given to the ongoing operational energy usage to reduce the buildings environmental footprint in the future.

