

7.1

Residential Design

7.1.1 Residential Summary

The Proposal

The residential elements of the Proposed Development include two residential buildings comprising of 433 new homes together with ancillary residential facilities, integrated servicing, blue badge, car club bays, cycle storage, plant, amenity space, and landscaping.

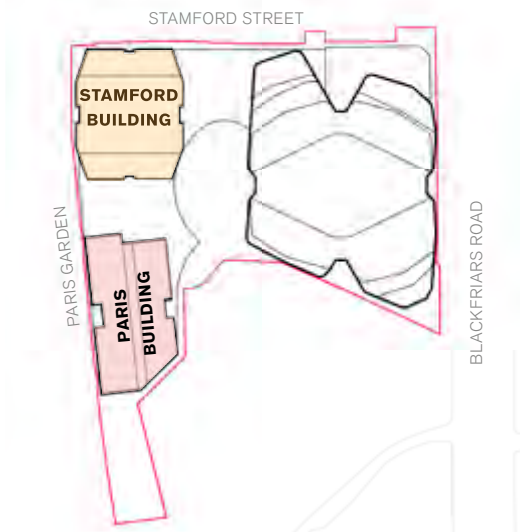
Scope of the residential proposals that form part of the Proposed Development:

Stamford Building is a new-build Private Residential Building of 40 storeys (above Podium) comprising of 273 residential units with playspace and amenities on Levels 04 and 33. Located in the north-west corner of the Site, it rises to 155.0m AOD including the Podium.

Paris Building is a new-build Affordable Residential Building of 22 storeys (above Podium) comprising of 160 residential units with playspace on Level 04. Located in the southern part of the Site, with a smaller and longer form that corresponds to the scale of the adjacent buildings, Paris Building rises to 97.91m AOD including the Podium and building maintenance unit (BMU).

Both Residential Buildings sit on the Podium containing retail, office, community and commercial uses. Residential playspace is provided with a new on-site publicly accessible playspace on the ground floor and shared private playspace on Level 04. Areas of informal play are located throughout the Proposed Development.

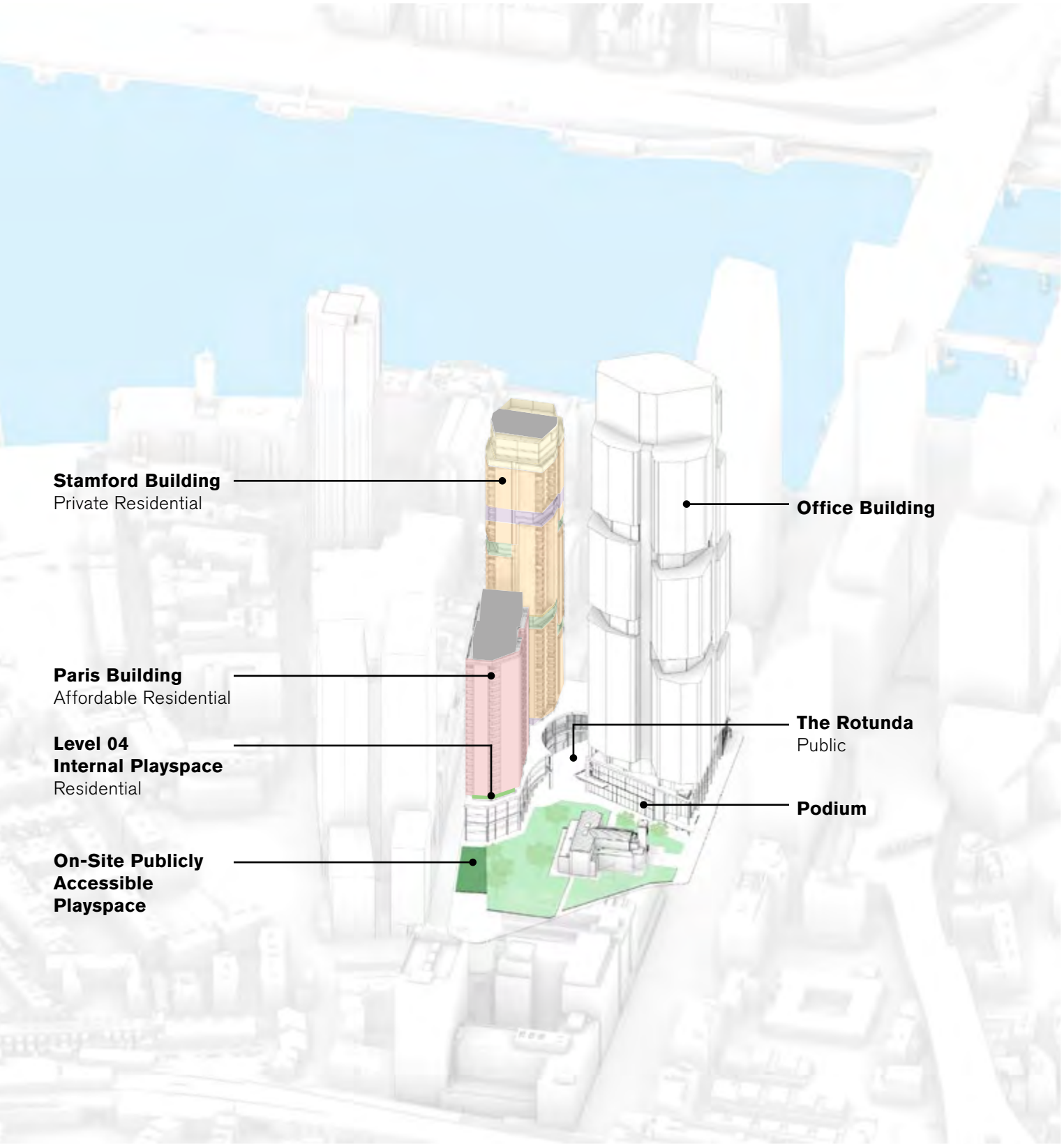
For further details of the Podium and ground floor proposal that form part of the Proposed Development refer to Chapter 4.1.



**Left:**  
Key plan showing location of residential buildings within the Site.

**Right:**  
Axonometric view showing distribution of functions across the residential buildings.

- Key**
- Stamford Residential Units
  - Paris Residential Units
  - Residential Duplexes and Terraces
  - Residential Amenities
  - Playspace
  - MEP





7.1.1 Residential Summary

The Proposal

Both residential buildings provide a mix of floorplates throughout the height of the building. The adjacent section identifies the distribution of tenures, amenities and a depiction of some typical residential floorplates.

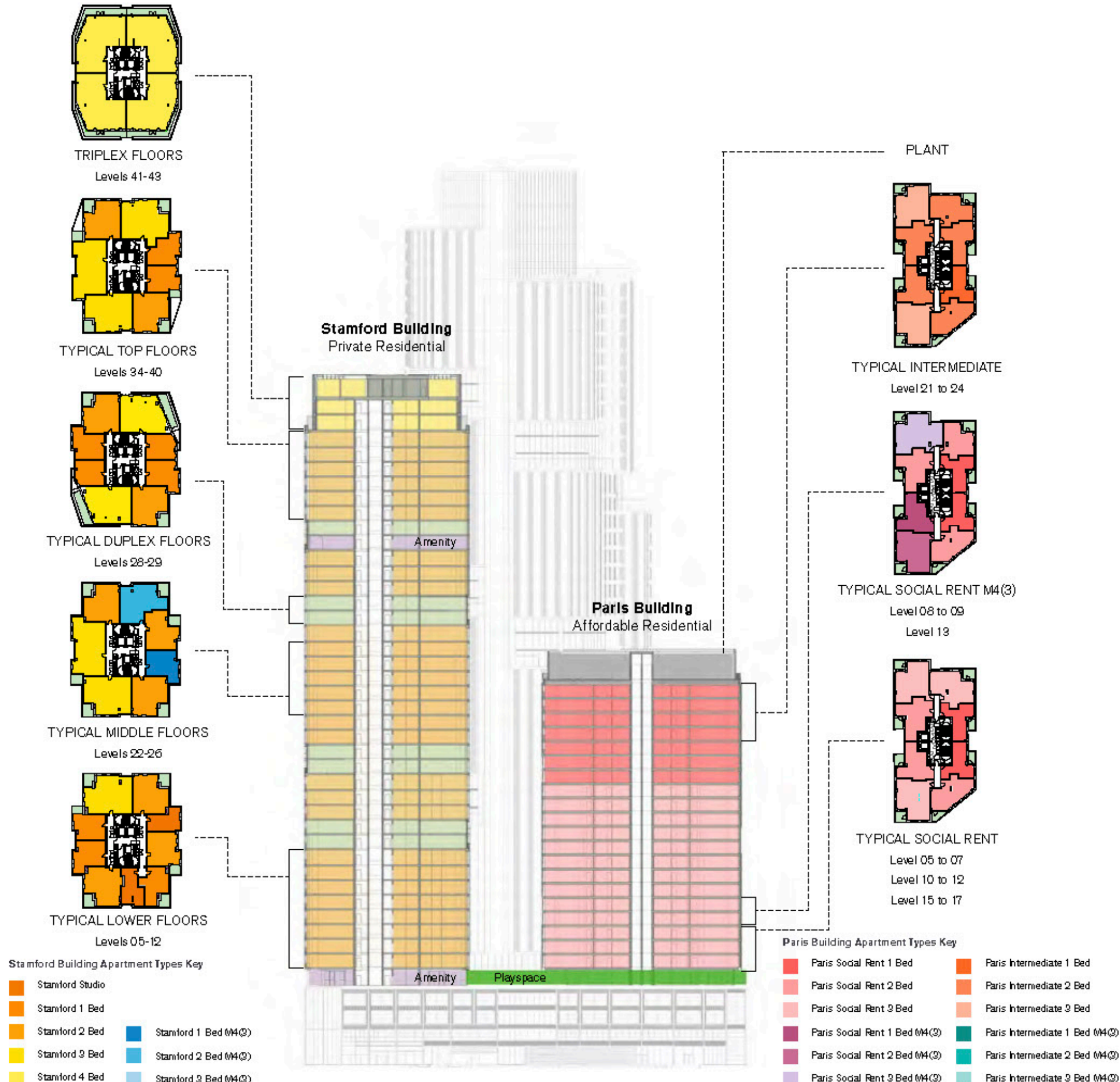
The Stamford and Paris Buildings are entered at ground level from Paris Garden. The podium is occupied by mixed use commercial, retail, community and office functions. The first residential level is Level 04, which contains a mix of residential, amenity spaces, gardens and playspace. Shared playspace for all residents is provided on Level 04, there is an external playspace located between the Stamford and Paris Building and a flexible internal playspace located with the Paris Building.

The Stamford Building offers private wellness facilities and a gym on Level 04, along with additional amenities on level 33. These amenities include co-working spaces, a bar, and a lounge with cityscape views.

To cater for a wide range of future residents in both buildings, the available apartment offerings are distributed evenly throughout the tower, with 1-bedroom, 2-bedroom, 3-bedroom and 4-bedroom typologies located across the height of both residential buildings. The interior layouts of these apartments vary to address the needs of different occupants. Different units have been located to respond to the neighbourhood, city and metropolitan scale.

Key

- Stamford Residential Units Typical Floors
- Stamford Residential Units Triplex Floors
- Paris Residential Units Social Rent
- Paris Residential Units Intermediate
- Residential Duplexes and Terraces
- Residential Amenities
- Playspace
- MEP



7.1.2 Residential Principles

Designing from the 'Inside-Out'

As illustrated in the design development an important aspect of the design process was to ensure that each of the residential buildings and units were designed from the inside out.

By creating highly articulated facades we were able to produce elegant building forms with an increased building perimeter, maximising natural daylight and views from the units.

Furthermore, articulation of the plan has generated multiple corner conditions which has been exploited by inset balconies and dual aspect living rooms, maximising the unique and varied views around the Site, reducing overlooking, and increasing the number of enhanced single and dual aspect apartments.

The residential layouts have been designed to minimise overlooking by directing views from primary living rooms away from adjacent buildings. The Office Building responds to the Stamford Building by stepping away on the north-west corner to maximise views from the upper levels.

The proposals for Stamford Building and Paris Building aim to maximise the quantity of dual aspect units, minimise overlooking and ensure there are no single aspect north facing units. The flexible building design has allowed for a variety of different size and tenure of units to be provided across the Proposed Development.

Key

- Views
- Corner Living Rooms
- Residential Buildings

Right: Typical residential floorplate design benefits



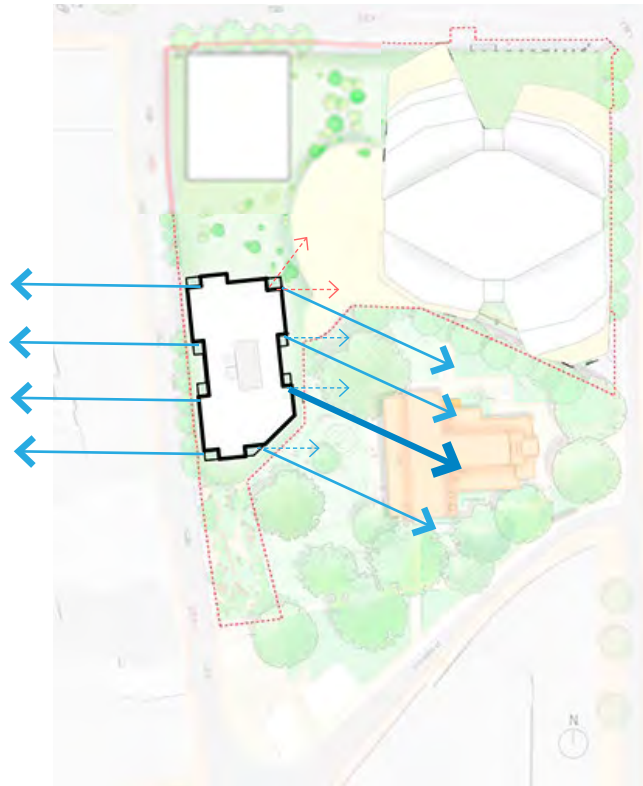
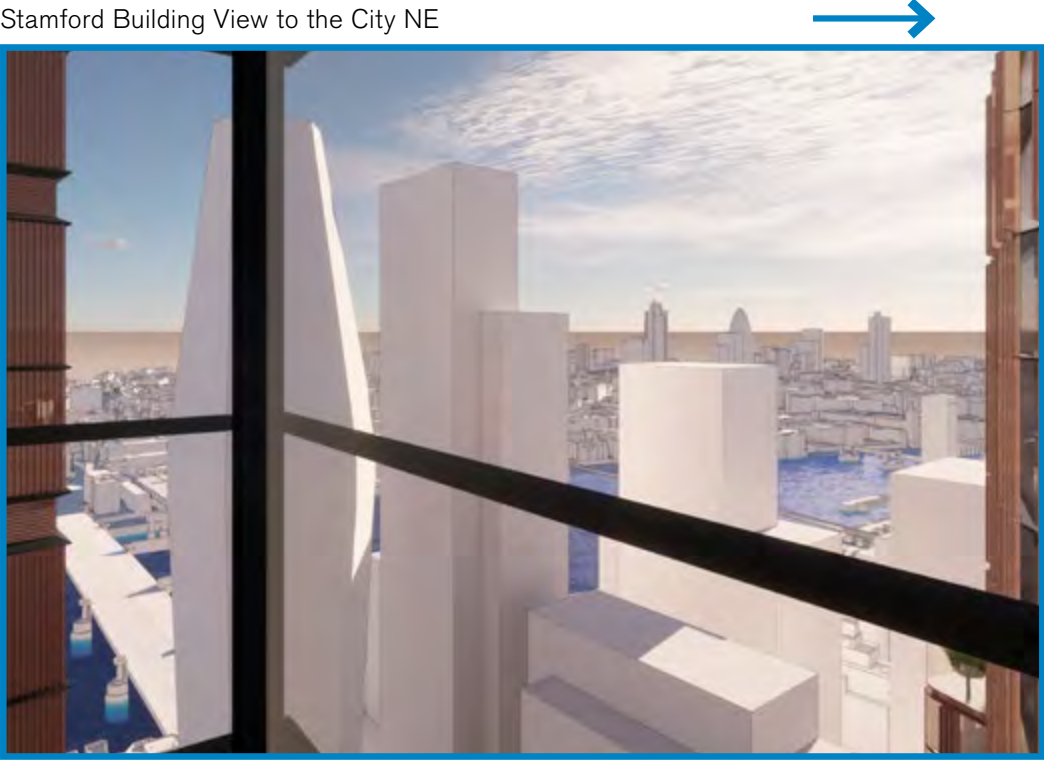
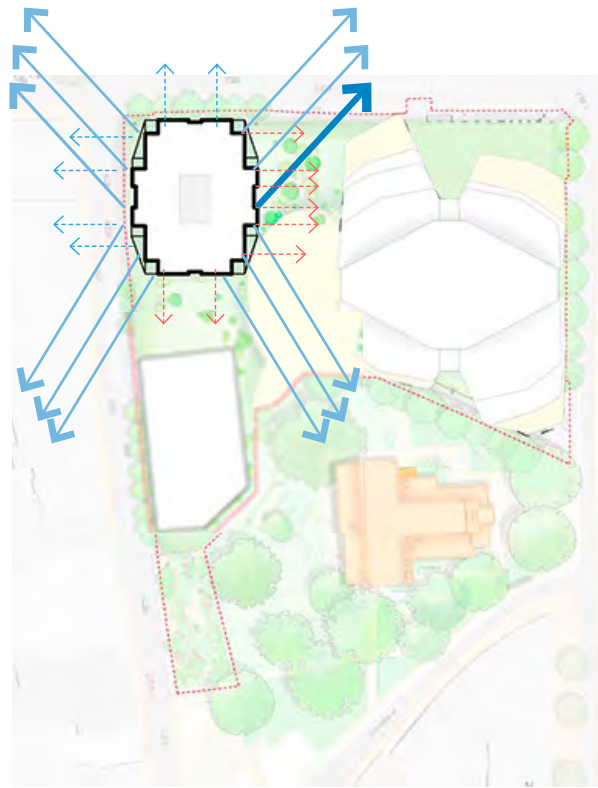


7.1.3 Residential Design  
Designed to Maximise Views

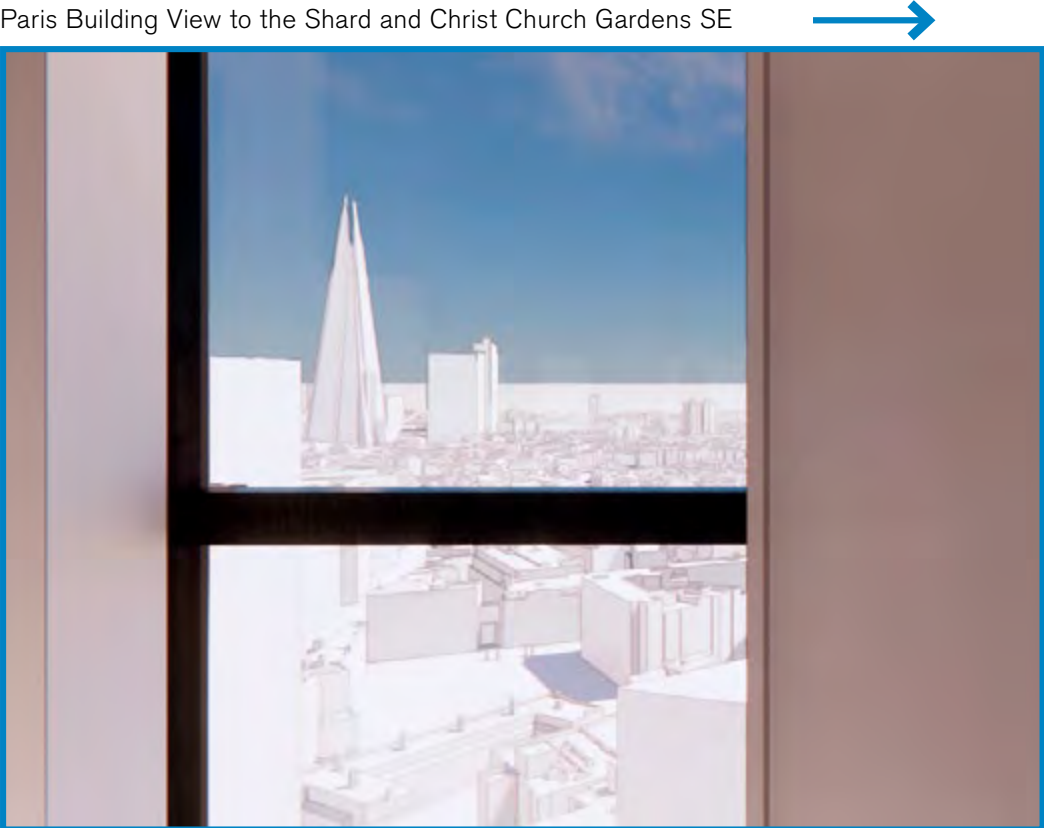
The form and orientation of Stamford Building and Paris Building seeks to optimise the views across London offered from the Site.

The unique views from the residential apartments are celebrated by prioritising a dual aspect living spaces with access to private amenity.

Most apartments have been studied to maximise views to major landmarks around the Site.



**Right:**  
Views from the typical residential floorplates and an indicative view from an apartment.



7.1.3 Residential Design  
View Compass

The adjacent diagrams identify the key views framed from each of the proposed Stamford Building and Paris Building. These include the city, Westminster, and River Thames, along with the immediate context, the Rotunda and Christ Church Gardens within the scheme.



The City of London      St Paul's Cathedral



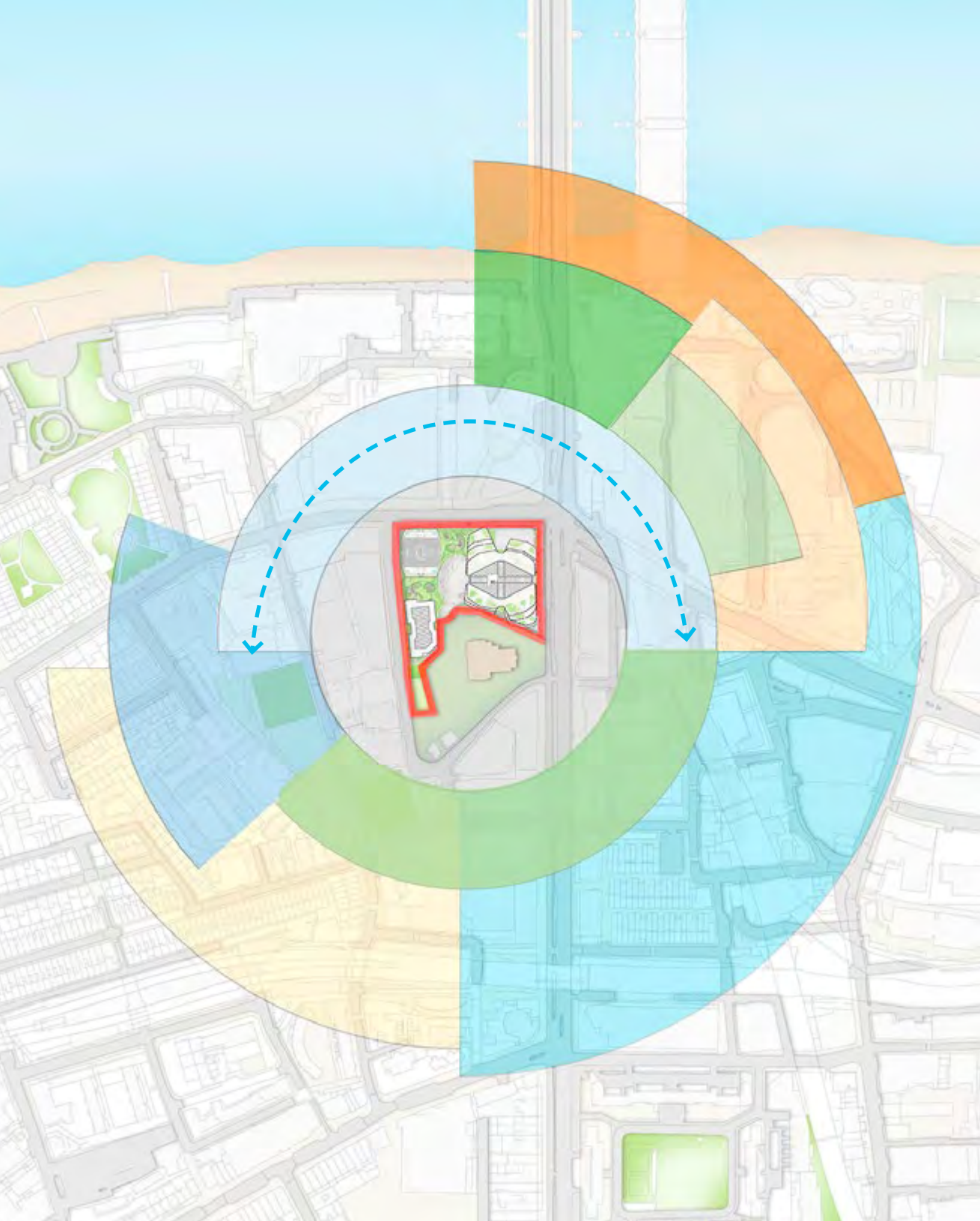
Tate Modern      Millennium Bridge



Westminster      London Eye



The Shard      Christ Church Gardens



**Key**  
Views of the River Thames



**Left:**  
Key visible landmarks from 18 Blackfriars Road  
**Right:**  
Views towards key landmarks map and image legend



7.1.4 Creating Quality Homes  
Residential Quality

A high degree of attention to detail has been exercised while designing the residential apartments.

The corner living spaces with dual aspect views are enhanced by full height windows and corner glazing in the Stamford Building. The Paris Building benefits from full height glazing in all living areas. Kitchens are positioned beside dining spaces which, in turn are close to the facade with direct access to external amenity spaces providing stunning views across the city. All family units within the Paris Building (3 Bedroom +) have separate kitchen spaces located on the façade.

Bedrooms are designed to allow flexible furniture layouts while providing integrated storage solutions. Bedroom windows are optimised to the context, some windows are full height and others with solid spandrels to increase privacy. Master bedrooms are afforded larger windows to provide greater views out.

The apartment layouts have been designed to optimise clear ceiling heights in both living spaces and bedrooms, with 75% of the total apartment area meeting or exceeding 2.5m clear ceiling height.

The interior of the residential space would complement the architectural design and focus on incorporating natural and sustainable materials to provide a warm and inviting space.



**Right:**  
Artist impression of  
a typical residential  
interior



7.1.4 Creating Quality Homes

Paris Building Design

The apartments have been arranged around a central core to create an efficient layout and ensure that apartments do not have deep footprints in order to maintain a good quality of daylight throughout.

The central lift lobby provides two access routes to the units on either side of the core, accessing four apartments on either side. This has minimised the need for lengthy corridors and ensured there are only eight units per floor.

The central core contains 2 staircases, a fire-fighting and a separate evacuation lift.

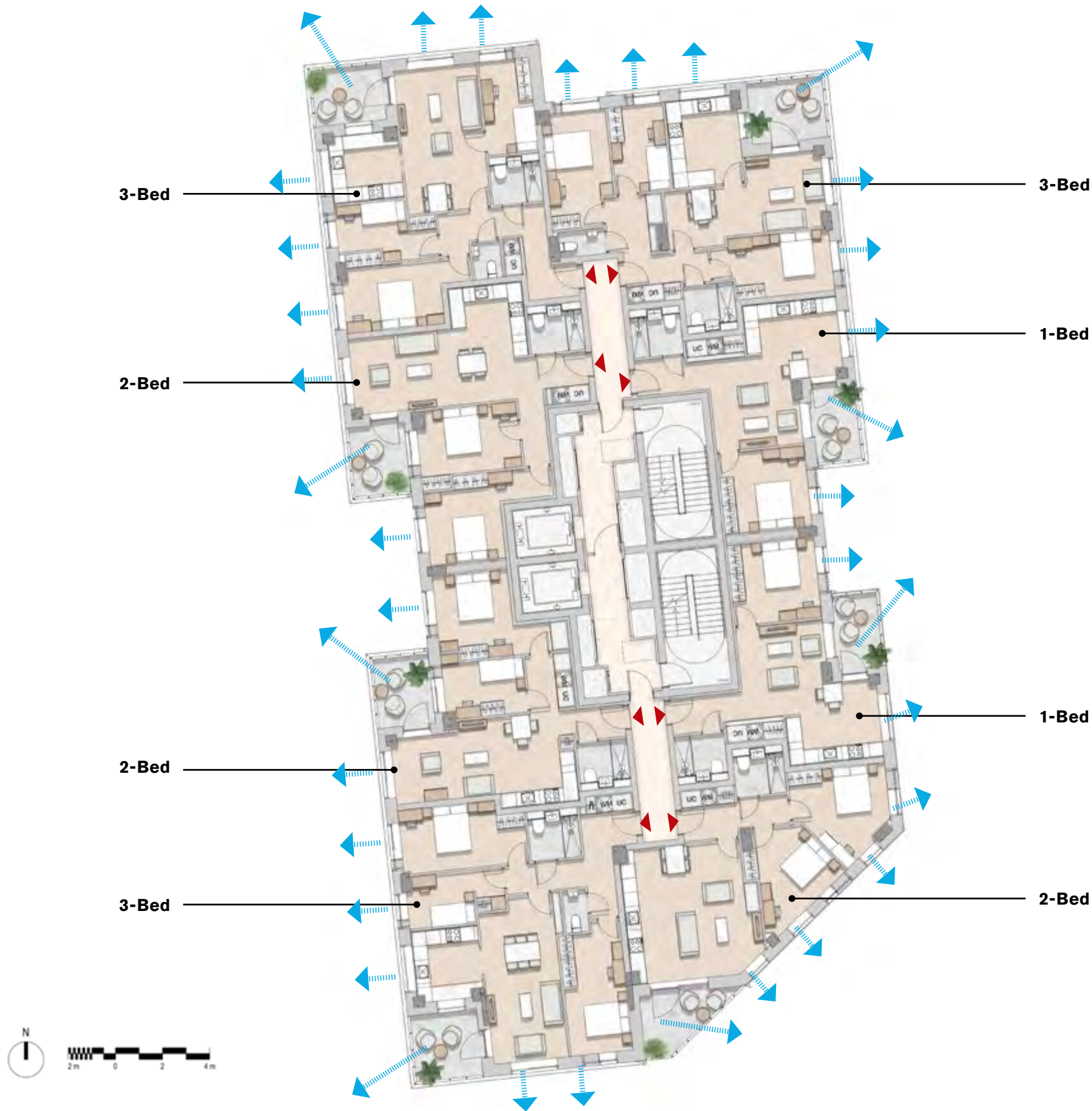
Floorplate approx. 1,000sqm

- No single aspect North facing apartments
- Optimising daylight and sunlight
- Natural ventilation
- Maximised views
- Dual aspect living rooms
- External private amenity provision
- Flexible space-planning
- Efficient stacking
- 2 Fire staircases
- Minimised corridor length
- Max 8 units per core
- Efficient structural grid

Key

Apartments Views

Right:  
Paris Building Typical Level



7.1.4 Creating Quality Homes

Paris Building Housing Design Standards

The Proposed Development seeks to comply with requirements for accessibility and adaptability, and minimum space standards outlined in LPG: Housing Design Standards (2023), the Southwark Plan (2022) and Affordable Housing SPD (2011).

In line with these documents, 10% of the apartments have been designed to be wheelchair accessible units M4(3) (2)(b) and have been proportionally distributed across unit types.

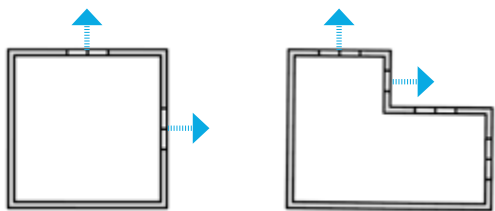
For further details refer to David Bonnet Associates Access Statement.

All units meet the following minimum space standards as stated in Standard 4.1.1

Dwelling type - GIA (bedroom/ppl) (sqm)  
1b1p 39/37sqm  
1b2p 50sqm  
2b3p 61sqm  
2b4p 70sqm  
3b4p 74sqm  
3b5p 86sqm  
3b6p 95sqm  
4b5p 90sqm  
4b6p 99sqm

Kitchen Living Dining - Required floor area (GIA) per type  
1 Bed 24sqm  
2 Bed 27sqm  
3 Bed 30sqm

Referenced on the right, are some of the key planning standards that have been applied to the design.



Dual Aspect      Enhanced Single Aspect

Where dual aspect apartments are impractical enhanced single aspect units are provided

Right:  
Paris Building typical level  
demonstrating compliance

Housing Design Standards LPG

Standard B2.1 (D5,D6)

Communal circulation spaces such as corridors should be at least 1500mm wide. Consider additional width adjacent to cores (such as those near lifts and stairs) to allow wheelchair users to turn and/or pass each other more.

Standard B2.5 (D5, D6)

The number of dwellings accessed from a single core should not exceed eight per floor. Deviation (by exception) from these requirements will need to be justified and mitigated by increasing the corridor widths to 1800mm and locating homes either side of the core.

Standard B2.4 (D5)

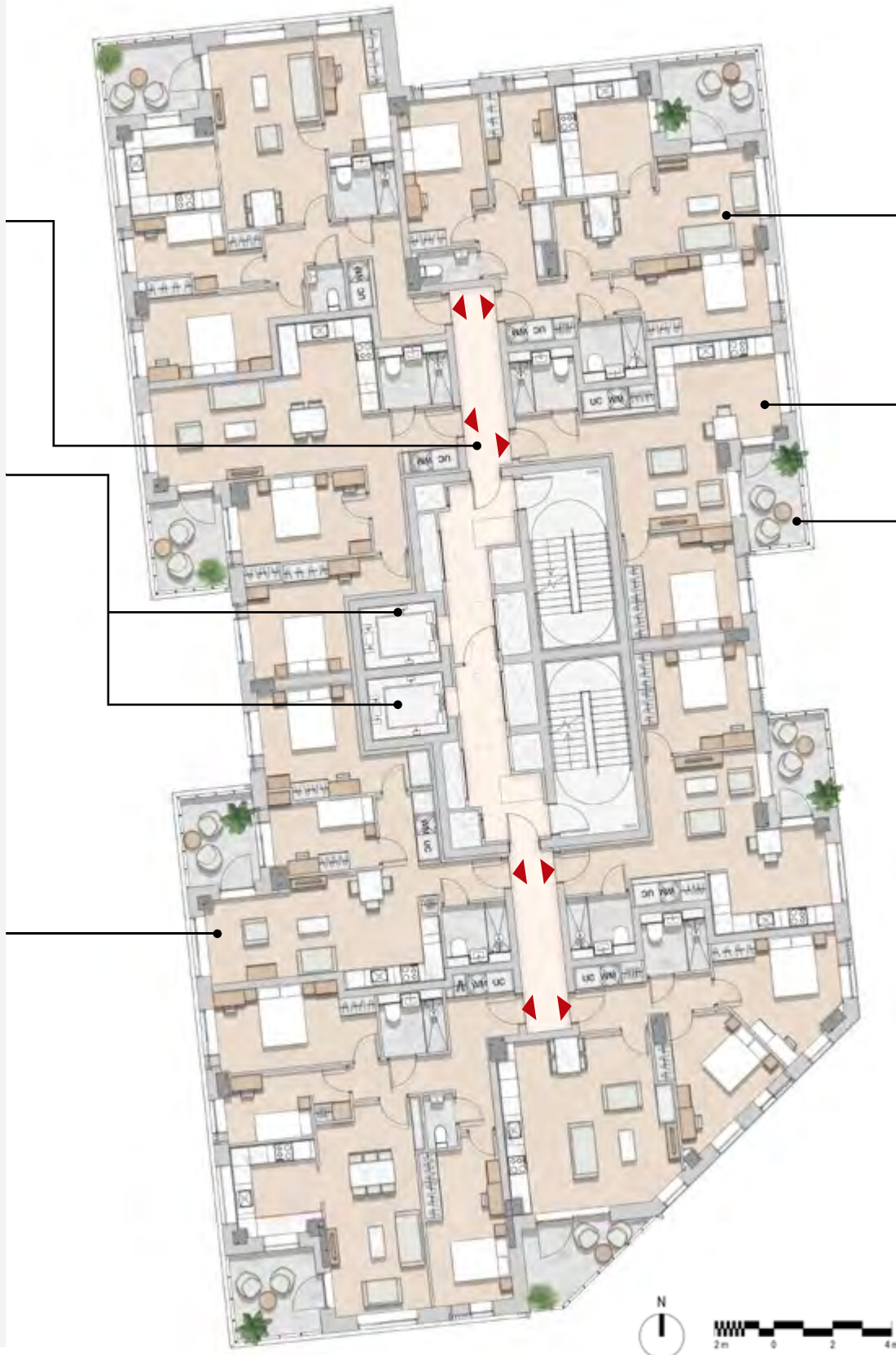
In lift-served buildings, at least one lift should be a suitably sized fire evacuation lift suitable for evacuating people who require level access from the building as well as protected safe areas (lobbies) in front of lift entrances and clear signage, lighting and pictograms of the evacuation route to the safe area/evacuation lift.

Standard C2.5 (D6)

The following combined floor areas for living / kitchen / dining space should be met or exceeded:  
1 person 21sqm, 1bed 2 persons 23sqm, 2bed 3 persons 25sqm, 2bed 4 persons 27sqm, 3bed 5 persons 29sqm, 4bed 6 persons 31sqm.

Standard C2.3 (D6)

A minimum ceiling height of 2.5m is required for at least 75% of the gross internal area to enhance the spatial quality, improve daylight penetration and ventilation and assist with cooling. Any reduction (from 2.5m) in floor-to-ceiling heights should only be for essential equipment in the ceilings of kitchens and bathrooms.



Standard C4.1 (D3, D6, S14)

New homes should be dual aspect unless exceptional circumstances make this impractical or undesirable; for example, when one side of the dwelling would be subject to excessive noise or outside air pollution. Where single aspect dwellings are proposed, by exception, they should be restricted to homes with one or two bedspaces, should not face north and must demonstrate that the units will have adequate passive ventilation, daylight and privacy, and not overheated.

Standard C4.2 (D6)

The location of the main living and eating spaces and the main private outside space, should be optimised to make the most of the best views and the orientation. These spaces should receive direct sunlight (south facing is preferable, provided that appropriate shading devices are incorporated) and enjoy reasonable privacy through the careful placement of windows, balcony design and other measures.

Standard C10.1 (D6)

Provide a minimum of 5sqm of step-free private outside space for homes with 1-2 bedspaces which must have a minimum depth and width of 1.5m. An extra 1sqm should be provided for every additional bedspace.

Standard C10.3 (D6)

Balconies should be accessed via the main sitting area or kitchen/ dining room unless the specific circumstances make this impractical. Consider the need for privacy and/or shade on balconies.

Standard C4.3 (D6)

All homes should allow for direct sunlight in conjunction with solar shading. As a minimum, at least one habitable room should receive direct sunlight - preferably the living area and/or the kitchen and dining space.



7.1.4 Creating Quality Homes

Stamford Building Design

Apartments are laid out around a central core, reducing apartment footprint depth for better daylighting. Corridors are split either side of the core allowing less apartments per each corridor. On average there are 8 apartments per floor. The core is designed with two staircases and short travel distances.

The lower 8 levels contain 9 units per floor where studios are provided. Studios are located on the east and south facades and have been designed so both the living and sleeping spaces have windows. The arrangement allows for residents to create a separate sleeping area.

The column grid is pushed to the facade and demise walls of the apartments to ensure space efficiency and flexibility to enable a variety of apartment types throughout the Stamford Building. This structural grid also allows integrated corner balconies and terraces to enhance the living experience. The internal arrangement of each apartment is optimised to maximise the benefits of the building form. In the corner units, the living room is placed on the building's corner, creating dual-aspect living rooms with glass sliding doors onto the balconies. For units not on a corner, residents still enjoy different views due to the building's form and addition of glass corners, maximising views and daylight.

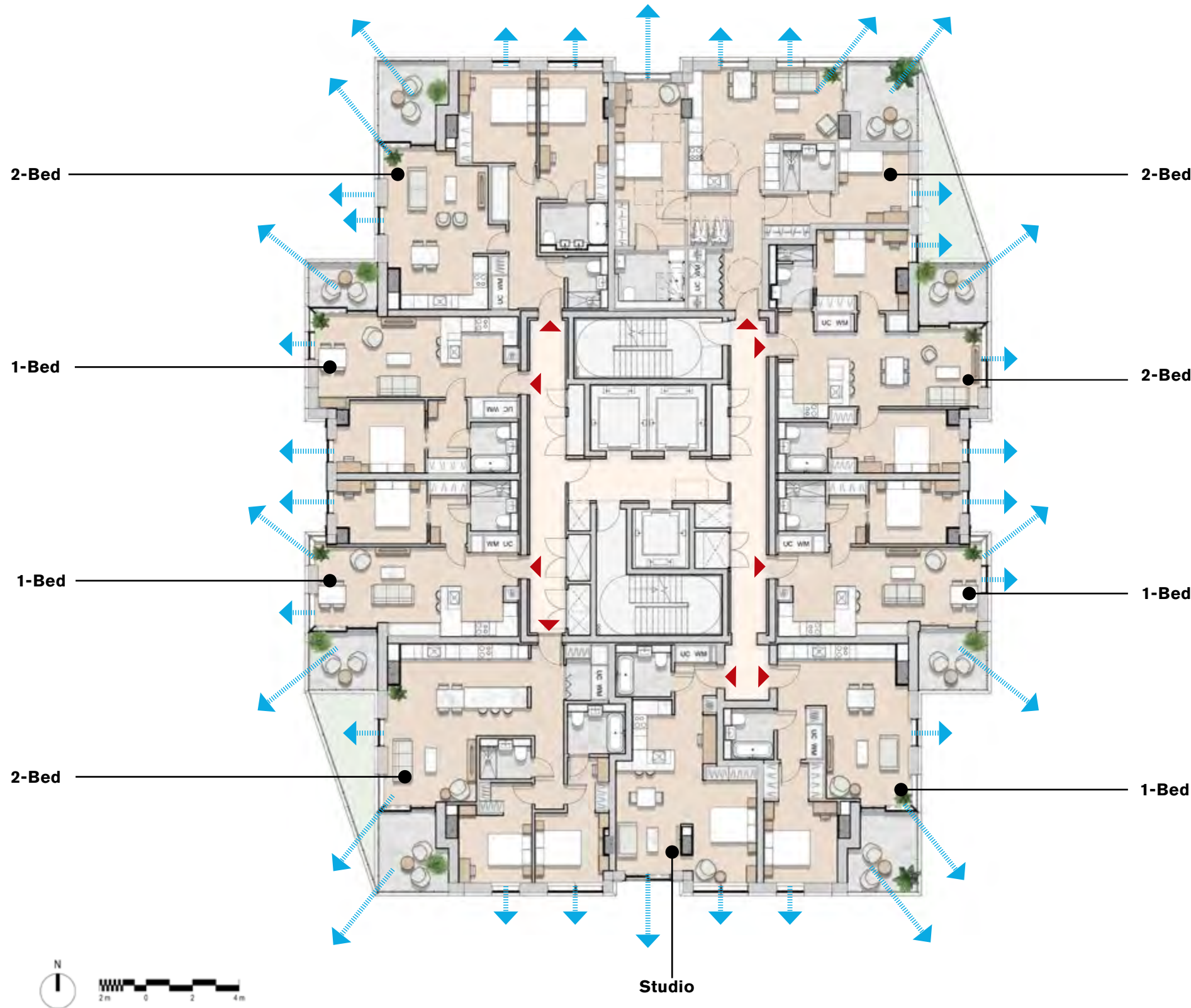
Floorplate approx. 900sqm

- No single aspect north facing apartments
- Optimising daylight and sunlight
- Natural and mechanical ventilation
- Glass corners
- Maximising views
- Dual aspect living rooms
- External private amenity provision
- Work from home areas
- Flexible space-planning
- Efficient stacking
- 2 Fire staircases
- Minimised corridor length
- Efficient structural grid

Key

Apartments Views

Right:  
Stamford Building Typical Level



7.1.4 Creating Quality Homes

Stamford Building Housing Design Standards

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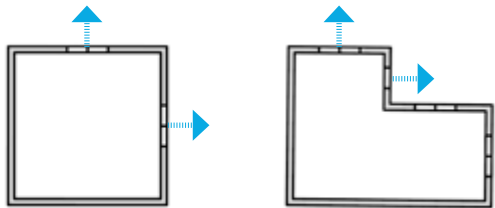
In line with these documents, 10% of the apartments have been designed to be wheelchair accessible and adaptable units M4(3) and have been proportionally distributed across unit types. 3% of M4(3) units, will be delivered as accessible units M4(3)(2)(b), with the other 7% delivered as adaptable units M4(3)(2)(a).

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All units meet the following minimum space standards as stated in Standard 4.1.1

Dwelling type - GIA (bedroom/ppl) (sqm)  
1p 37sqm  
1b2p 50sqm  
2b3p 61sqm  
2b4p 70sqm  
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4b5p 90sqm  
4b6p 99sqm

Referenced on the right, are some of the key planning standards that have been considered in the design.



Dual Aspect      Enhanced Single Aspect

Where dual aspect apartments are impractical enhanced single aspect units are provided

Right:  
Stamford Building typical level  
demonstrating compliance

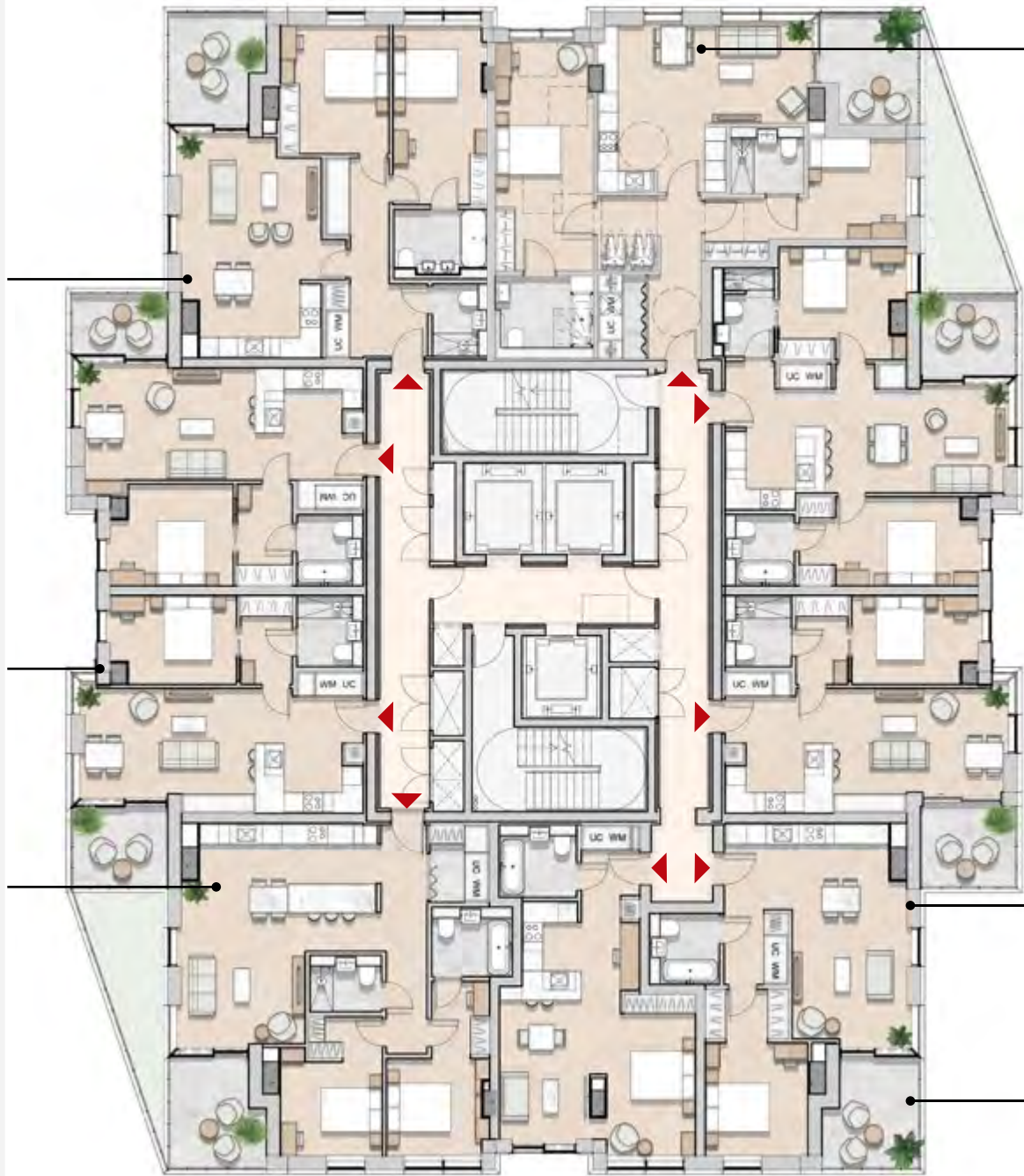
Housing Design Standards LPG

**Standard B2.5 (D5, D6)**  
The number of dwellings accessed from a single core should not exceed eight per floor. Deviation (by exception) from these requirements will need to be justified and mitigated by increasing the corridor widths to 1800mm and locating homes either side of the core.

**Standard C2.3 (D6)**  
A minimum ceiling height of 2.5m is required for at least 75% of the gross internal area to enhance the spatial quality, improve daylight penetration and ventilation and assist with cooling. Any reduction (from 2.5m) in floor-to-ceiling heights should only be for essential equipment in the ceilings of kitchens and bathrooms.

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New homes should be dual aspect unless exceptional circumstances make this impractical or undesirable; for example, when one side of the dwelling would be subject to excessive noise or outside air pollution. Where single aspect dwellings are proposed, by exception, they should be restricted to homes with one or two bedspaces, should not face north and must demonstrate that the units will have adequate passive ventilation, daylight and privacy, and not overheat.

**Standard C4.2 (D6)**  
The location of the main living and eating spaces and the main private outside space, should be optimised to make the most of the best views and the orientation. These spaces should receive direct sunlight (south facing is preferable, provided that appropriate shading devices are incorporated) and enjoy reasonable privacy through the careful placement of windows, balcony design and other measures.



**Standard C2.4 (D6)**  
The following combined floor areas for living / kitchen / dining space should be met or exceeded: 1 person 21sqm, 1bed 2 persons 23sqm, 2bed 3 persons 25sqm, 2bed 4 persons 27sqm, 3bed 5 persons 29sqm, 4bed 6 persons 31sqm.

**Standard B2.4 (D5)**  
In lift-served buildings, at least one lift should be a suitably sized fire evacuation lift suitable for evacuating people who require level access from the building as well as protected safe areas (lobbies) in front of lift entrances and clear signage, lighting and pictograms of the evacuation route to the safe area / evacuation lift.

**Standard B2.1 (D5,D6)**  
Communal circulation spaces such as corridors should be at least 1500mm wide. Consider additional width adjacent to cores (such as those near lifts and stairs) to allow wheelchair users to turn and/or pass each other more.

**Standard C2.10 (D6)**  
Best Practice: Provide an additional bathroom of shower room in homes for six ore more people.

**Standard C4.3 (D6)**  
All homes should allow for direct sunlight to enter as many rooms as possible. As a minimum, at least one habitable room should receive direct sunlight - preferably the living area and/or the kitchen and dining space.

**Standard C10.1 (D6)**  
Provide a minimum of 5sqm of rectangular outside space for homes with 1-2 bedspaces which much have a minimum depth and width of 1.5m. An extra 1sqm should be provided for every additional bedspace.