

7.1.4 Creating Quality Homes

Fire Strategy Overview

The following diagrams demonstrate the key elements of the proposed Fire Strategy.

Both the Stamford Building and Paris Building have two staircases in their core to allow for a firefighting stair and an evacuation stair. The corridor lengths have been minimised to reduce travel distances. Apartment doors are sited no further than 15 m from the protected stair lobby where the building is sprinkler protected and the residential corridors are ventilated in line with BS 9991.

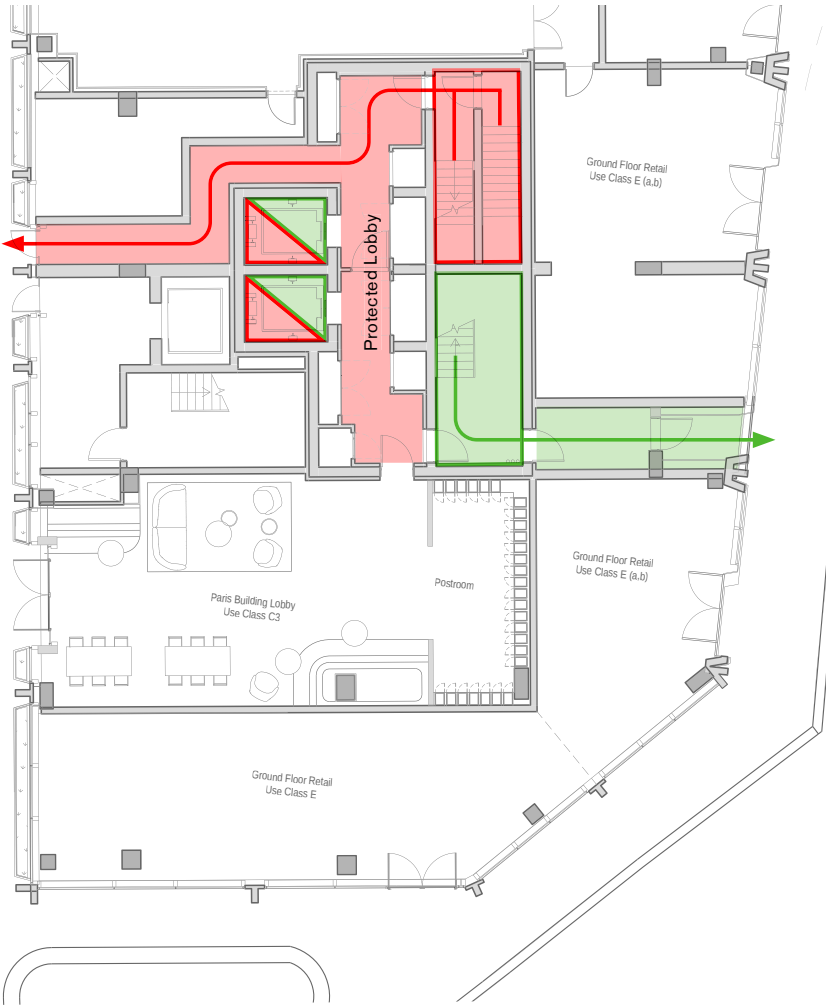
The Paris Building provides two hybrid firefighting / evacuation lifts, while the Stamford Building provides a hybrid firefighting / evacuation lift plus separate firefighting and evacuation lifts.

The Proposed Development is compliant with current guidance and also consistent with the draft revision of BS 9991 expected to take effect in the next few years and during the lifetime of the Proposed Development.

For further information about the fire strategy, refer to Arup Fire Statement.

Key

- Fire Fighting
- Evacuation



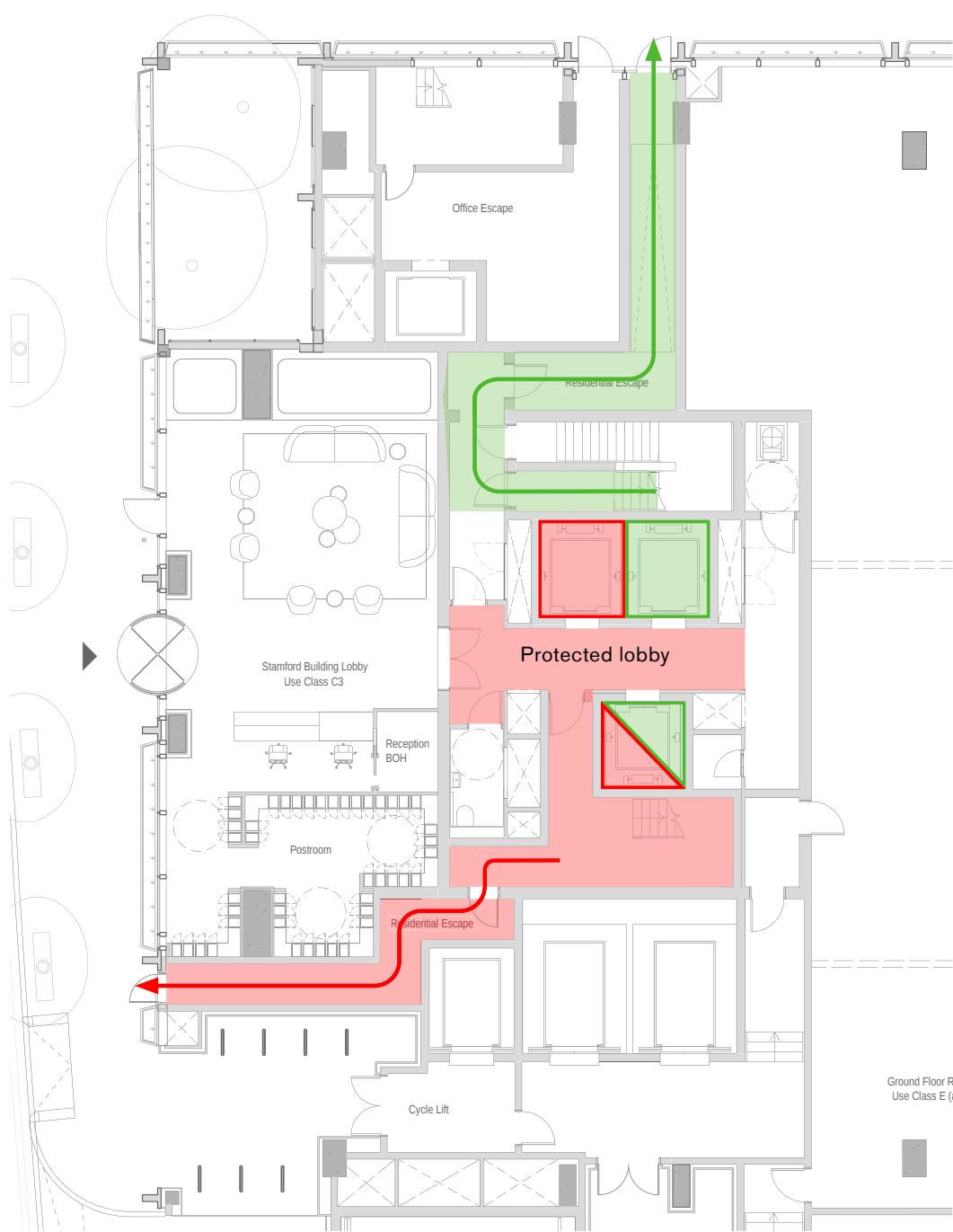
Above:
Paris Building Residential escape at ground



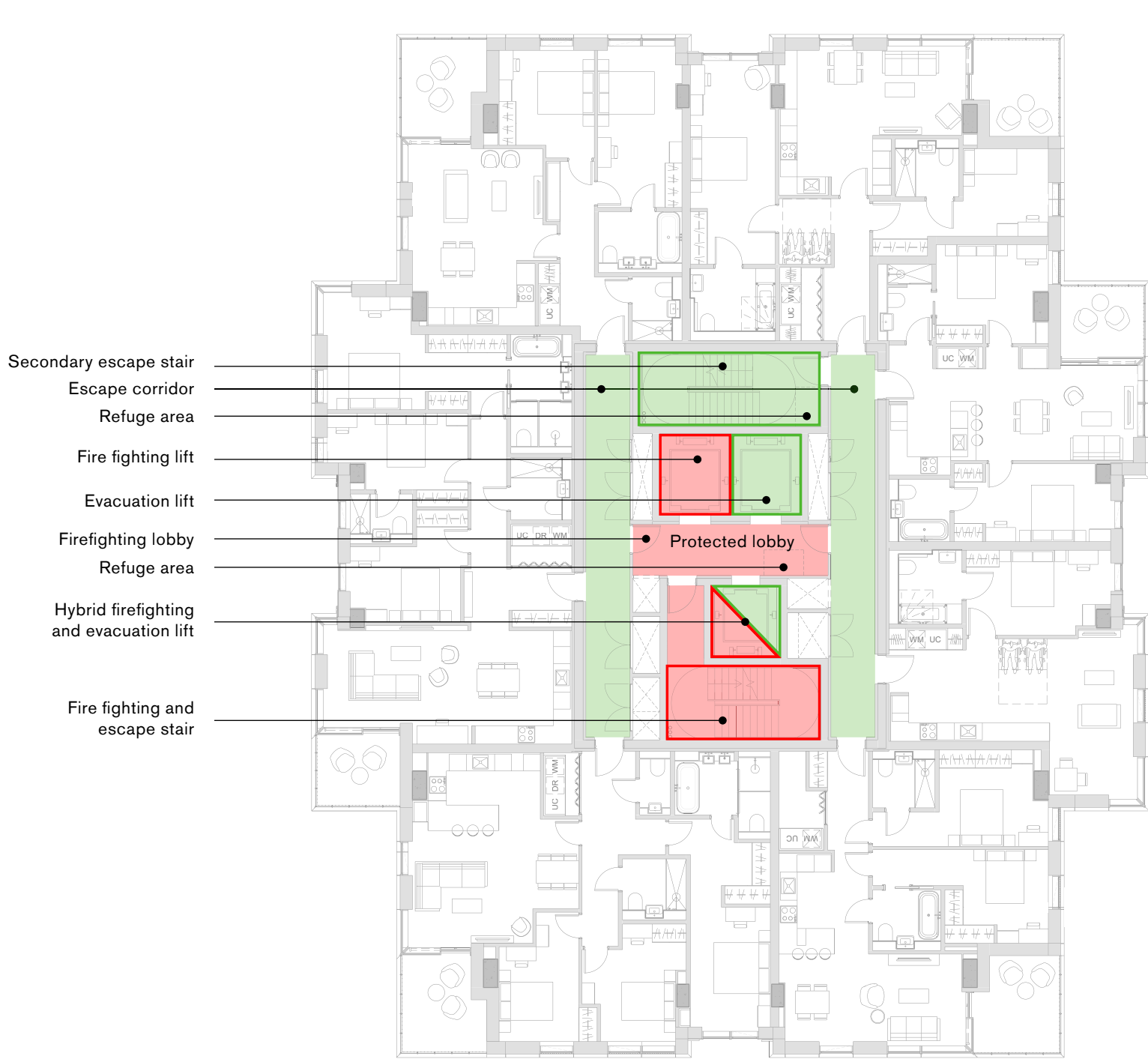
Above:
Paris Building Residential escape at typical residential floor

7.1.4 Creating Quality Homes

Fire Strategy Overview



Above:
Stamford Building Residential escape at ground



Above:
Stamford Building Residential escape at typical residential floor

7.1.4 Creating Quality Homes
Apartments Typologies

The following pages illustrate a variety of unit types located within both residential buildings.

A variety of different units have been designed to meet the demands of the varied market, whilst the layouts of the units have been designed to create generous, flexible living spaces.

The Proposed Development meets the LBS policy for meeting 40% on site affordable housing (by habitable rooms). Housing requirements are calculated in habitable rooms (HR) according to the Southwark Plan (2022).

All habitable rooms have a window, and are intended to be used for sleeping, living, cooking or dining. Following the Southwark Plan (2022), in our calculations we excluded enclosed spaces such as bathrooms, corridors, circulation spaces, access routes, utility rooms and kitchens where the area is less than 11sqm.



Stamford Building - Studio Type A

- Separate sleeping area with an opening window
- Designated work from home area
- Juliet balcony
- Dual aspect living room
- Studio 2 ppl



Stamford Building - 1 Bed Type A

- Balcony directly accessible from the living/dining area
- Open plan living with space for work from home
- Walk-in wardrobe separating Bedroom and Bathroom
- Dual aspect living room
- 1 Bedroom 2ppl



Stamford Building - 2 Bed Type A

- C-shape kitchen in open plan living room
- 1x Ensuite Bathroom and 1x Family Bathroom
- Dual aspect living room
- 2 Bedroom 3ppl



Stamford Building - 1 Bed Type B

- Internal amenity space
- Open plan living with space for work from home
- Walk-in wardrobe separating Bedroom and Bathroom
- Dual aspect living room
- 1 Bedroom 2ppl



Paris Building - 1 Bed Type C

- Open plan kitchen
- Opportunity to separate kitchen area
- Balcony directly accessible from the kitchen/dining area
- Dual aspect living room
- 1 Bedroom 2ppl



Paris Building - 2 Bed Type B

- Open plan kitchen
- Balcony directly accessible from the living/dining area
- Dual aspect living room
- 2 Bedroom 4ppl

7.1.4 Creating Quality Homes
Apartment Typologies



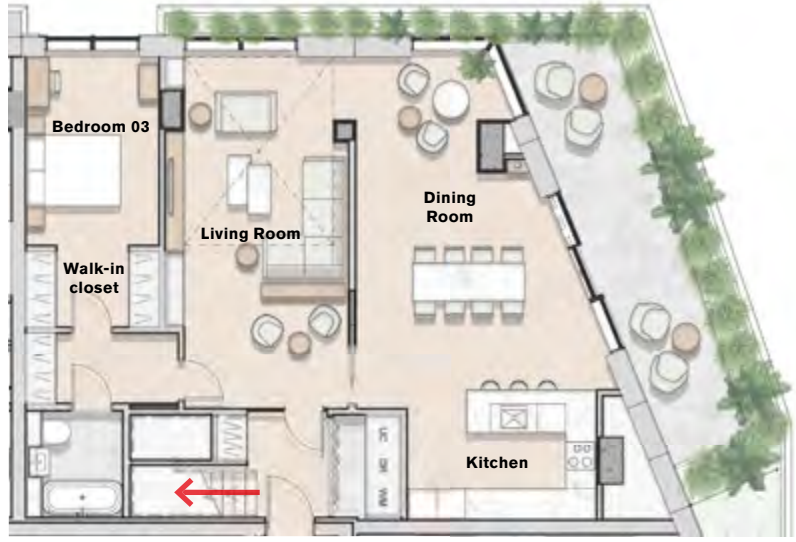
Stamford Building - 3 Bed Type A

- Open plan kitchen with island
- 1x Ensuite Bathroom, 1x Family Bathroom and 1x Powder Room
- Dual aspect living room
- 3 Bedroom 6ppl



Paris Building - 3 Bed Type B

- Enclosed Kitchen
- Balcony directly accessible from the living/dining area
- 1x Family Bathroom and 1x Powder Room
- Dual aspect living room
- 3 Bedroom 5ppl



Stamford Building - Duplex - Lower Floor - Type A

- Open plan kitchen and dining room
- Opportunity to separate kitchen area
- Separate Living Area with double-height space
- 1x Family Bathroom at lower floor
- Dual aspect living / dining room



Stamford Building Triplex - Lower Floor

- Enclosed Kitchen with Island and Pantry
- Open plan Living and Dining area, second Living Area with double-height space
- 1x Family Bathroom and 1x Powder Room at lower floor
- Laundry space
- Dual aspect living / dining room



Stamford Building - Duplex - Upper Floor - Type A

- 2x Ensuite Bathrooms at upper floor
- Walk-in wardrobes
- Dual aspect master bedroom
- 3 Bedrooms 6ppl



Stamford Building Triplex - Upper Floor

- 3x Ensuite Bathrooms at upper floor
- Walk-in wardrobes
- 4 Bedrooms 8ppl



7.1.4 Creating Quality Homes
Accessible and Adaptable Apartment Typologies

The London Plan requires that a minimum of 10% of dwellings in residential development are designed to be easily adaptable to meet the needs of a wheelchair user M4(3).

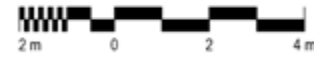
In the Stamford Building, 3% of those units will be built as M4(3)(2)(b) accessible units from day one. The remaining units can be adapted at a later stage based on the resident needs M4(3)(2)(a).

In the Paris Building, 10% of the apartments will be delivered as M4(3)(2)(b) accessible units.

Wheelchair user dwellings apply to all tenures and are distributed throughout the height of the tower to provide a wide range of aspects, floor level location, views, and unit sizes.

All accessible units are designed to meet the requirements for [M4(3)(2)(a) and M4(3)(2)(b)] wheelchair user dwellings outlined in Building Regulation requirements in Approved Document M, Volume 1: Dwellings (ADM) as shown in the plans on this page.

For further details refer to David Bonnet Associates Access Statement.



7.1.4 Creating Quality Homes
Accessible and Adaptable Apartment Typologies

Accessible Apartment Provision Strategy

Stamford Building:
Total M4(3) 26

- 10 1 bedroom
- 10 2 bedroom
- 6 3 bedroom

3% of the 10% built as accessible units M4(3)(2)(b). The remaining units are built as adaptable units M4(3)(2)(a).

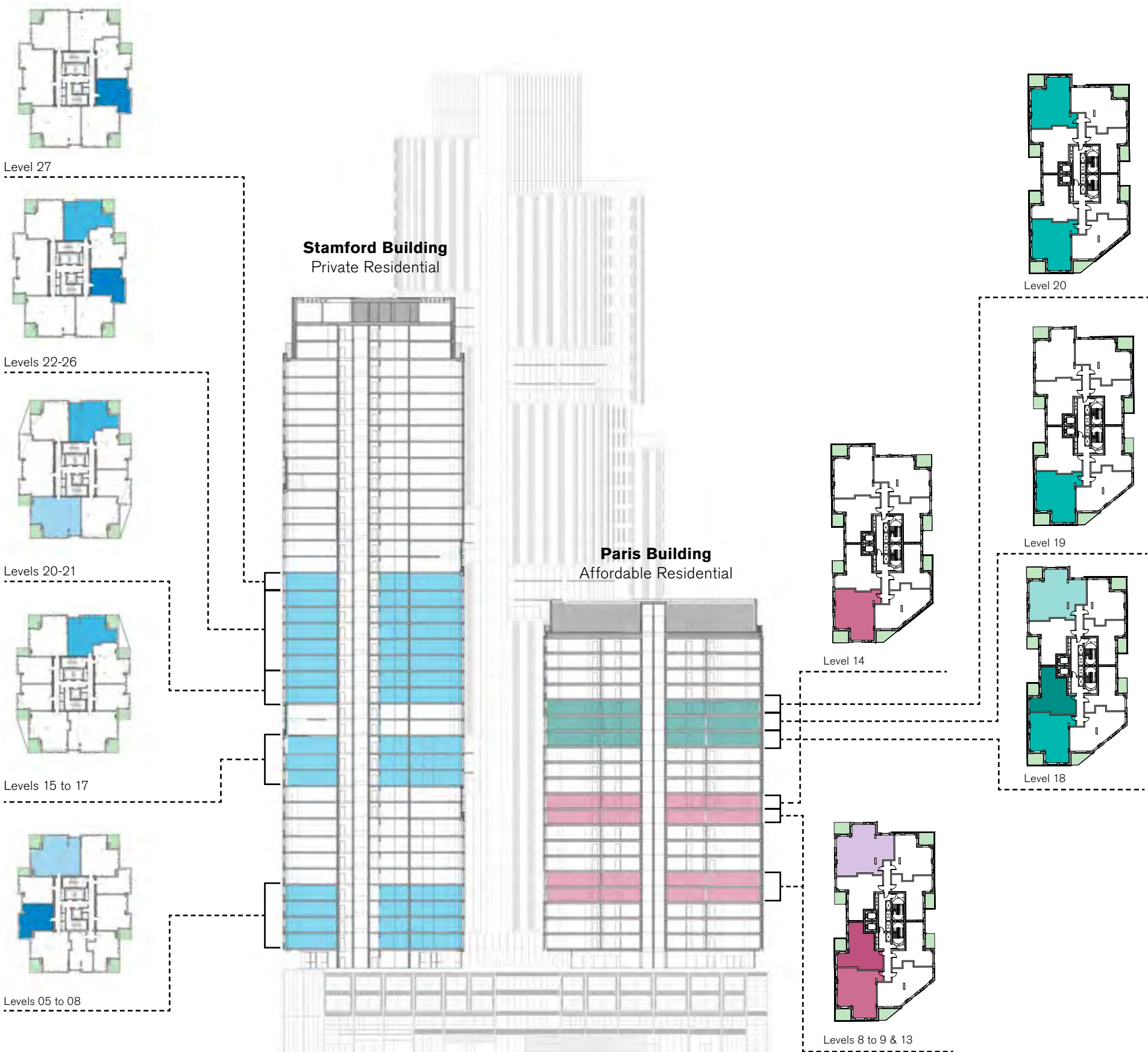
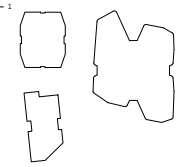
Paris Building:
Total M4(3)(2)(b) 16

- 4 1 bedroom
- 8 2 bedroom
- 4 3 bedroom

10% built as M4(3)(2)(b) accessible units.

Key

- Stamford 1Bed M4(3)(2)(a)/M4(3)(2)(b)
- Stamford 2Bed M4(3)(2)(a)/M4(3)(2)(b)
- Stamford 3Bed M4(3)(2)(a)/M4(3)(2)(b)
- Paris Social Rent 1Bed M4(3)(2)(b)
- Paris Social Rent 2Bed M4(3)(2)(b)
- Paris Social Rent 3Bed M4(3)(2)(b)
- Paris Intermediate 1Bed M4(3)(2)(b)
- Paris Intermediate 2Bed M4(3)(2)(b)
- Paris Intermediate 3Bed M4(3)(2)(b)



7.1.4 Creating Quality Homes
Private Residential Amenity Provision

All the apartments in the Paris Building and the majority in the Stamford Building are designed with external private amenity space as indicated by the Southwark Plan (2022).

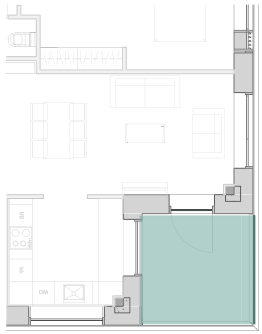
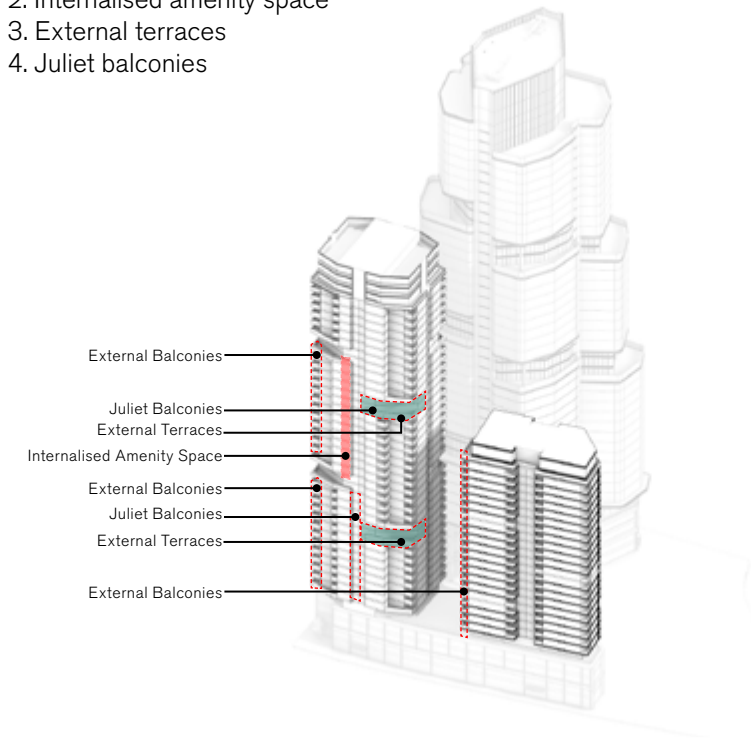
Southwark Plan (2022) Standard:
Balcony space – an outside area must be a minimum of 5sqm and 1.5m deep to count towards private amenity space.

Within the Stamford Building, the studios have juliet balconies and some one beds are provided with internalised amenity spaces. All internalised amenity spaces have been positioned adjacent to the living area, to ensure flexibility and cater to the needs of each tenant. To respond to the post covid work from home demand, we have provided some units with a dedicated internalised amenity space that could be used as an office area or for hobbies such as art or fitness.

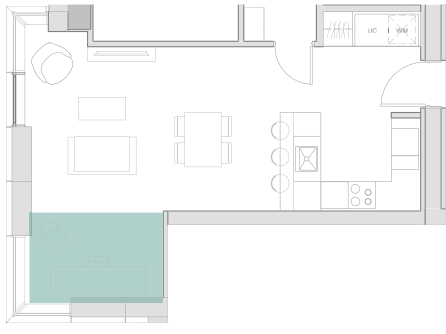
The accompanying diagrams on this page depict the different types of private amenity spaces in both residential buildings, based on specific design criteria. These criteria include ensuring privacy between apartments, provision of ample amenity space, and creation of a usable, flexible and practical area that enhances the internal layout.

The types of the private amenity spaces proposed are:

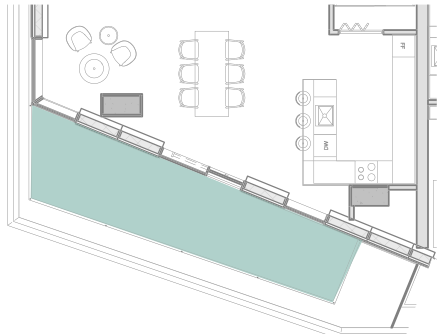
- 1. External balconies
- 2. Internalised amenity space
- 3. External terraces
- 4. Juliet balconies



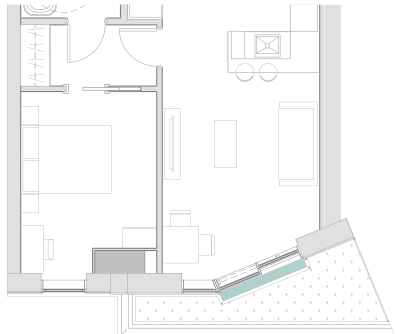
Indicative Balcony Plan:
Paris Building



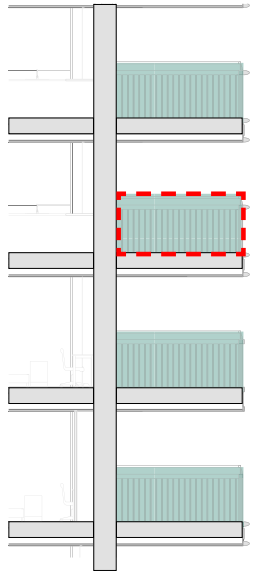
Indicative Enlarged 1 Bed Plan:
Stamford Building



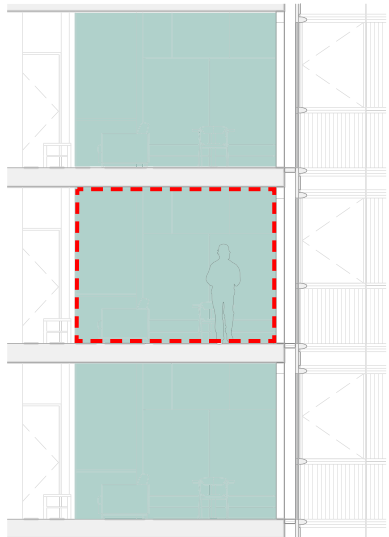
Indicative Duplex Terrace Plan:
Stamford Building



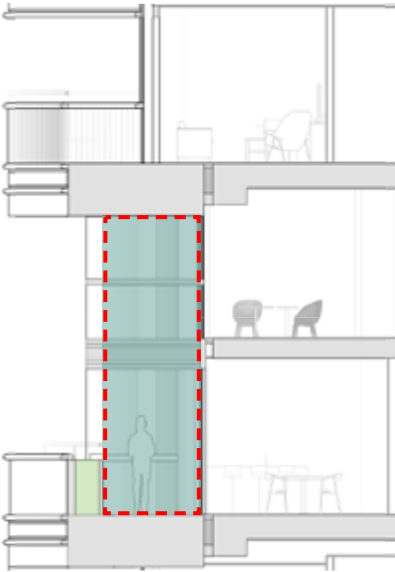
Indicative 1 Bed Plan:
Stamford Building



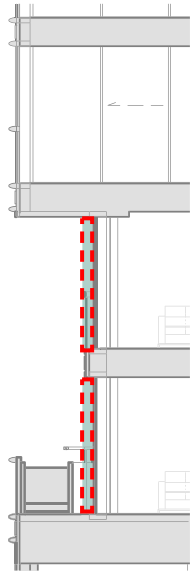
Indicative Balcony Section:
Paris Building



Indicative Enlarged 1 Bed Section:
Stamford Building



Indicative Duplex Section:
Stamford Building



Indicative 1 Bed Section:
Stamford Building

1. External Balconies

Stamford Building: Majority of apartment have external balconies

Paris Building: All apartment types have external balconies

2. Internalised Amenity Space

Stamford Building: Increased floor area has been provided to selected 1-Bed apartments. This amenity is intended to improve the quality of internal spaces and provide a dedicated work from home area.

3. Terraces

Stamford Building: Terraces are located in duplex levels and top roof apartments.

4. Juliet Balcony

Stamford Building: Juliet Balconies are provided to Studios (and 1-Bed apartments on duplex levels), where balconies are not provided.

7.1.5 Residential Lobbies
Lobbies Overview

Both residential buildings have prominent entrances located on Paris Garden providing a clear destination point that is off the busier Stamford Street. The Stamford Building entrance is located closer to the vibrant Stamford Street, while the more family-oriented Paris Building has an entrance closer to the green space of the nearby Christ Church Gardens and the new playground.

The extended height of the ground floor facade modules and canopy allow clear visibility to the residential lobbies, while generously proportioned doors differentiate them from other ground floor entrances. Both lobbies are spacious and open plan.

The cycle and parking access to both residential buildings is located between the building entrances on Paris Garden.

Refer to the Access and Servicing chapter for further information on cycle stores, car parking and servicing strategies.



Stamford Building Lobby Entrance



Paris Building Lobby Entrance



Lobby Entrance

Cycle Entrance

Car Entrance



Lobby Entrance

- Key
- Stamford Building Entrances
 - Paris Building Entrances

7.1.6 Residential Lifestyle
Playspace Provision

The allocation of a dedicated playspace in a new development is considered a critical aspect in providing a valuable asset to the community. The proposal has a variety of different playspace offerings across the scheme that will serve as a safe and engaging environment that fosters physical activity, socialising, and imagination among children. In determining the appropriate allocation of the playspace, consultation with the local community was undertaken to identify their provision and requirements.

The playspace provision has been allocated in different areas of the Proposed Development. This approach allows for the creation of various multifunctional spaces that can accommodate different types of play.

A new public playground, is located on Paris Garden adjacent to Christ Church Gardens. A place for children in the community to play in the tree house inspired structures surrounded by greenery. This will be complimented by nature based play such as stepping stones and willow structures. The Rotunda will include a water feature, providing children with an informal way to enhance their play experience.

A shared playspace is proposed for residents of both the Stamford and Paris Buildings on Level 04, the Podium Roof Garden. An external playspace located between the two buildings is complemented by an indoor playspace located at the base of the Paris Building.

Refer to Chapter 8 for further information on the landscape and playspace design.

