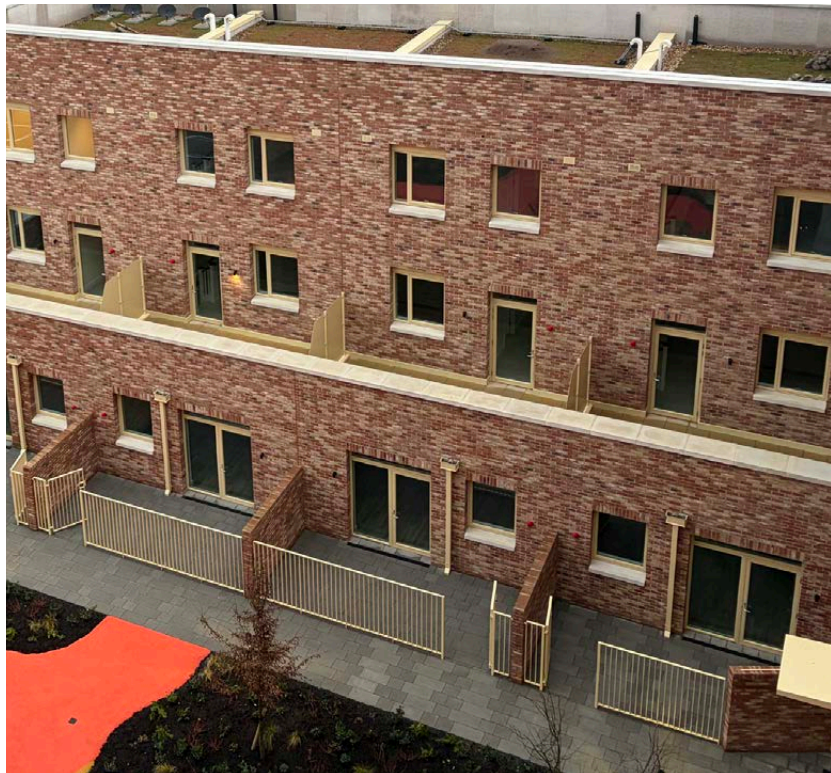


Quality of Accommodation

Social Rented Housing: Precedents



FORM AND MATERIALITY



MOSELLE PROJECT, HARINGEY



CRANWOOD HOUSE, MUSWELL HILL

DEFENSIBLE SPACE, FRONT AND REAR GARDENS



ASHLEY ROAD DEPOT SITE, HARINGEY



INTERIORS



Quality of Accommodation

Shared Living



WHAT IS SHARED LIVING?

Shared living is intended to provide a flexible housing product for single-person households, combining private studios with substantial communal amenity. It broadens housing choice in highly accessible urban locations and can help respond to unmet need from households seeking professionally managed rented accommodation

This new form of living meets a generational desire for flexibility in their location and requisite of being able to rent affordably. It responds to the needs of a mobile workforce but provides the community that they also desire.

WHO LIVES IN SHARED LIVING DEVELOPMENTS?

Young people are occupying Shared living developments as they want:

- Flexible length of lease
- Low rents
- To live in central locations
- All inclusive housing and utilities bills
- High quality amenities
- Somewhere to work
- A ready-made community

The result is that this form of housing incentivises developers to create a highly sustainable and lasting product for the long term.

WHY IT WORKS

Successful shared living projects are situated in highly sustainable metropolitan town centres, that include a range of uses, and with excellent transport links.

Like all successful expanding cities, a mix of housing is essential. A variety of different housing types, tenures and models is important. These encourage mixed communities that suit a wide variety of people of different ages and at different stages of life.

A large proportion of the current offering in central city areas is increasingly unaffordable or poor quality. There is a strong case for shared living to provide a more sustainable complementary housing model.

HOW MUCH SPACE IS THERE?

A shared living development has a similar area per resident as a 'traditional' residential project as long as :

The studios are appropriately sized (21m² or bigger); and; There is sufficient shared amenity space per studio.

The area per resident in a traditional residential development (with a couple sharing a 50m² one bedroom apartment) is 25m² per person. This is the same area as a shared living proposal development where the room area and shared internal amenity space combined are equal to at least 25m² per person but with the benefits of flexibility, lower rents and a sense of community.

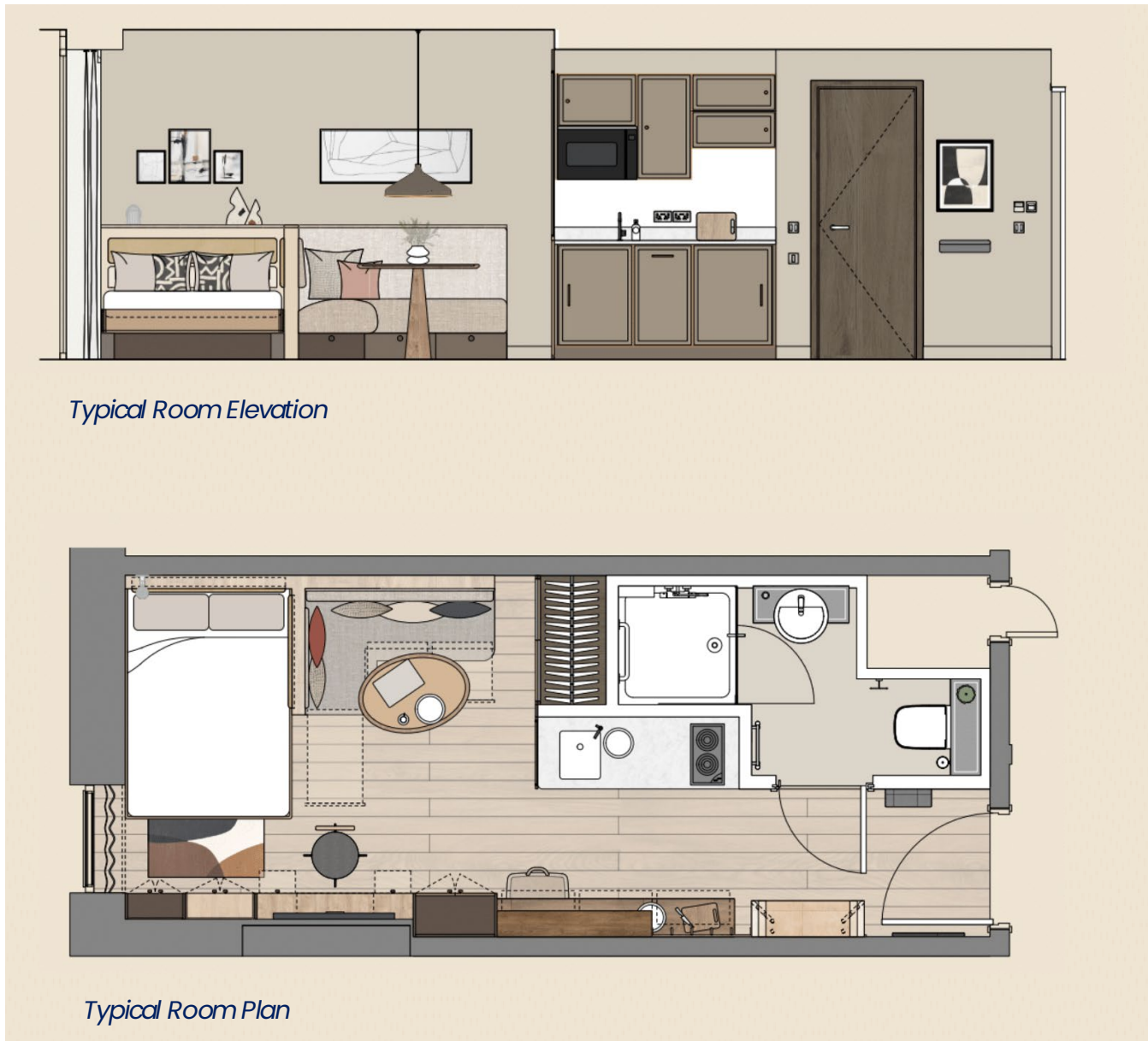
Quality of Accommodation

Wembley Ark - Proof of Concept

Launched in 2022, Wembley ARK is Re:shape's flagship proof-of-concept: a 300-bed, design-led co-living scheme that sets the benchmark for community, flexibility, and operations



Location	Wembley	
Total Units	300	
Building GIA	115,000 sqft	
Amenities	Co-working Gym Communal kitchen Yoga studio Event space	Peloton spin studio Media / Cinema room Roof terrace



Quality of Accommodation

Shared Living Experience: Shared Amenities & Requirements

		GLA GUIDANCE	PROPOSED	Compliant
OVERALL INTERNAL AMENITIES	Required	1,544 m²	c. 1,547 m²	✓
OVERALL EXTERNAL AMENITIES	Required	461 m²	Gorund floor courtyard= 215 m² Roof garden = c. 730 m² Terraces = c. 100 m² Total = c. 1,045 m²	✓
COMMUNAL KITCHEN	Required	261 m² 35 cooking stations (inc. hobs and sinks)	c. 310 m² 35 cooking stations (inc. hobs and sinks)	✓
DINING SPACE	Required	70 dining spaces	115 dining spaces	✓
WORKSPACE	Optional	-	c. 240 m²	✓
GYM	Optional	-	c. 280 sq m.	✓

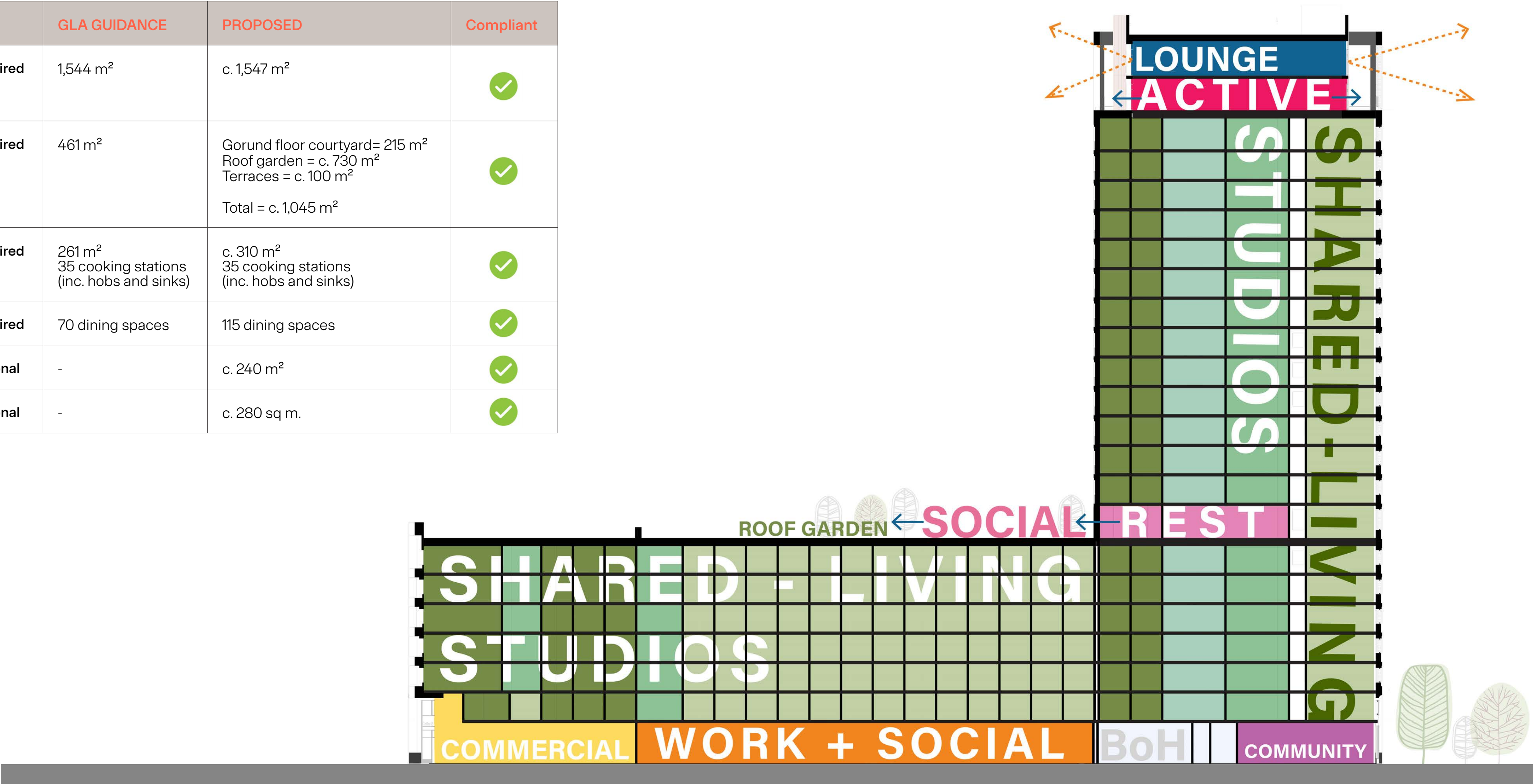
MAYOR OF LONDON

London Plan Guidance

Housing Design Standards

Consultation draft
 February 2022

LONDON PLAN GUIDANCE 2022

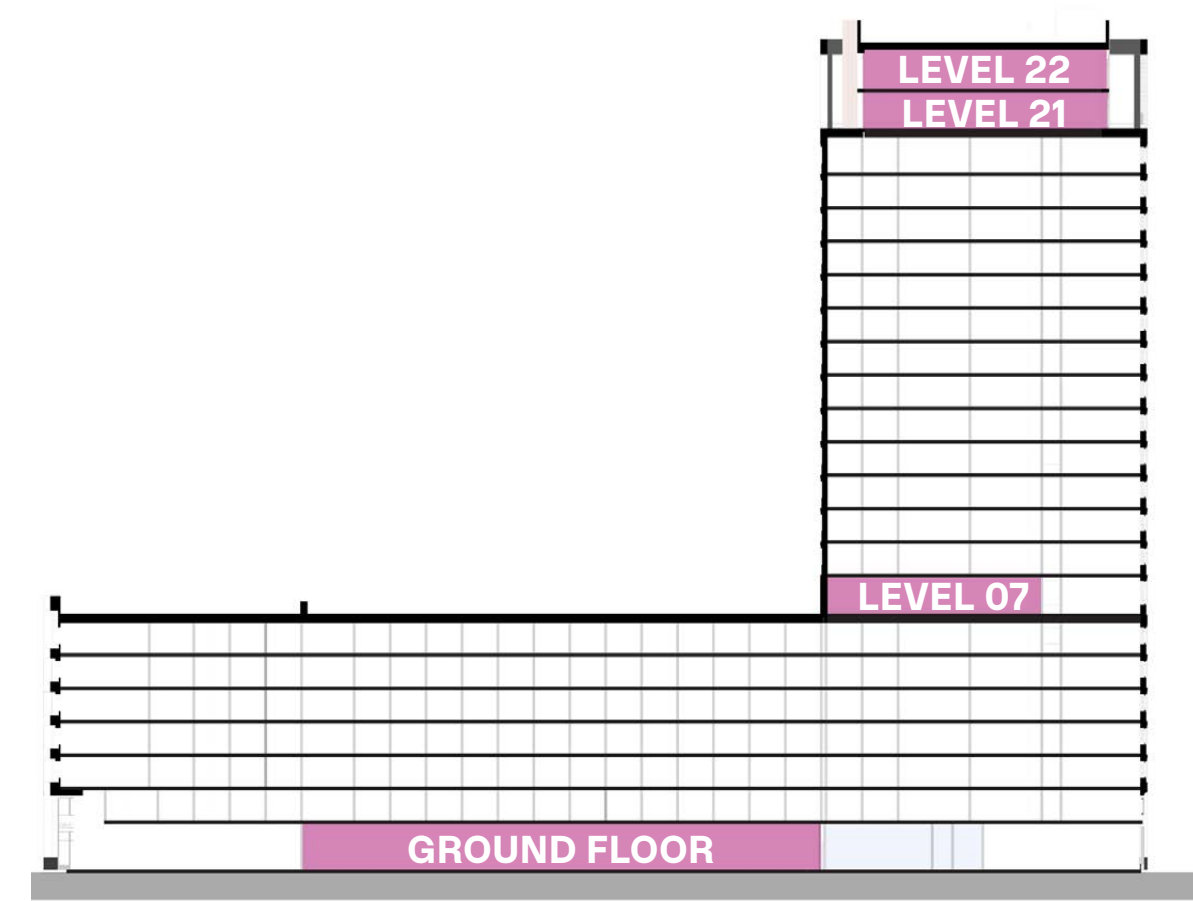


Quality of Accommodation

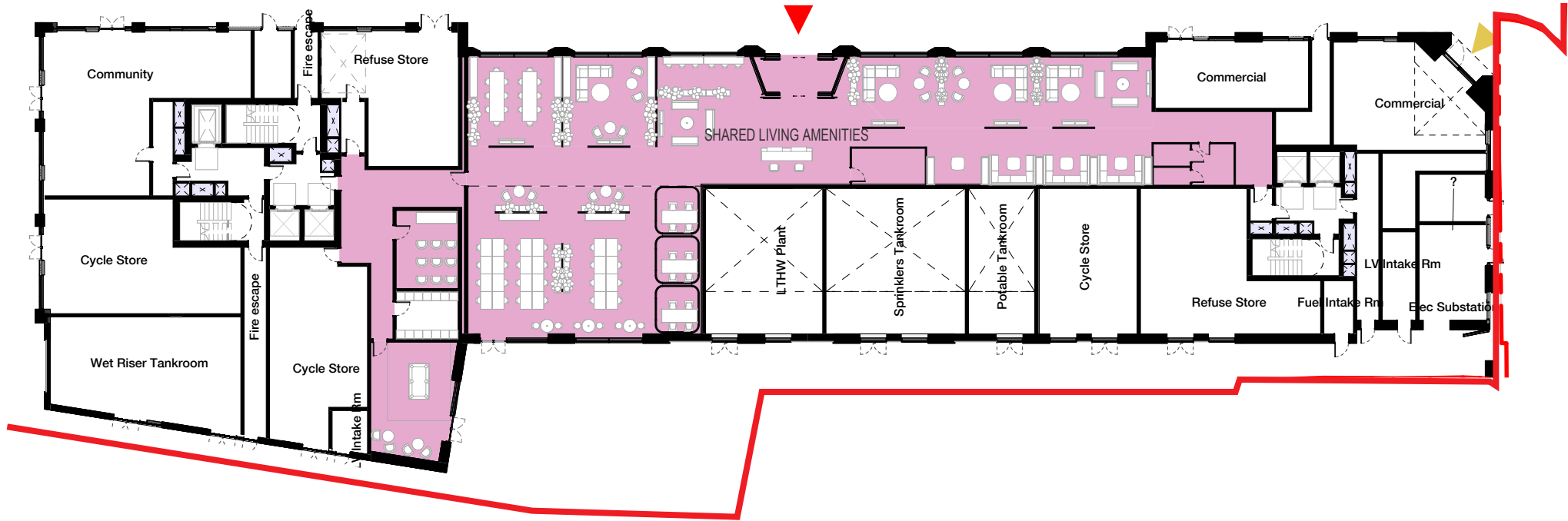
Shared Amenities - Proposed

Communal spaces are designed to allow the following:

- Provide active uses to activate street and ground floor
- Distributed across the development to promote use and be easily accessible to all, including people with disabilities and impairments
- Inclusive; well designed; adequately sized; well-ventilated and conveniently accessed.
- Passive ventilation and lighting, including natural daylight
- Flexible and adaptable to cater for the residents needs
- High-quality and multipurpose external communal spaces

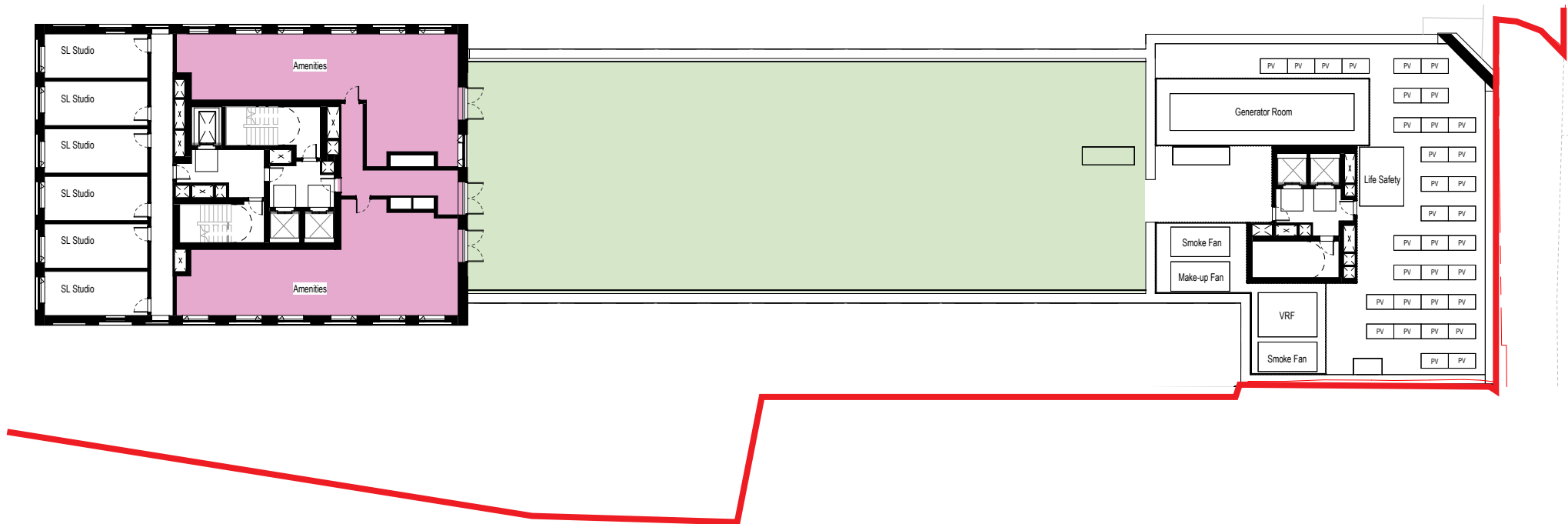


Work+Socialise



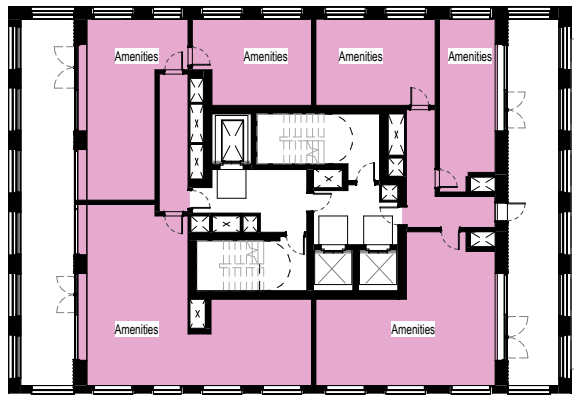
- LEVEL 00**
- Reception
 - Co-working Space
 - Lounge
 - Games/Cinema

Cook+Socialise



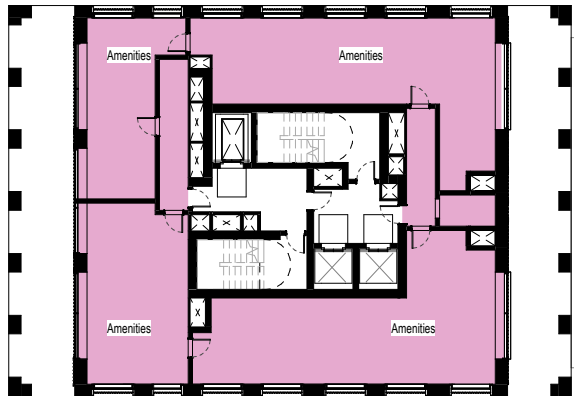
- LEVEL 07**
- Outdoor Amenity
 - Kitchen/Dining

Active



- LEVEL 21**
- Gym, Wellness and Leisure

Lounge



- LEVEL 22**
- Penthouse Lounge

Quality of Accommodation

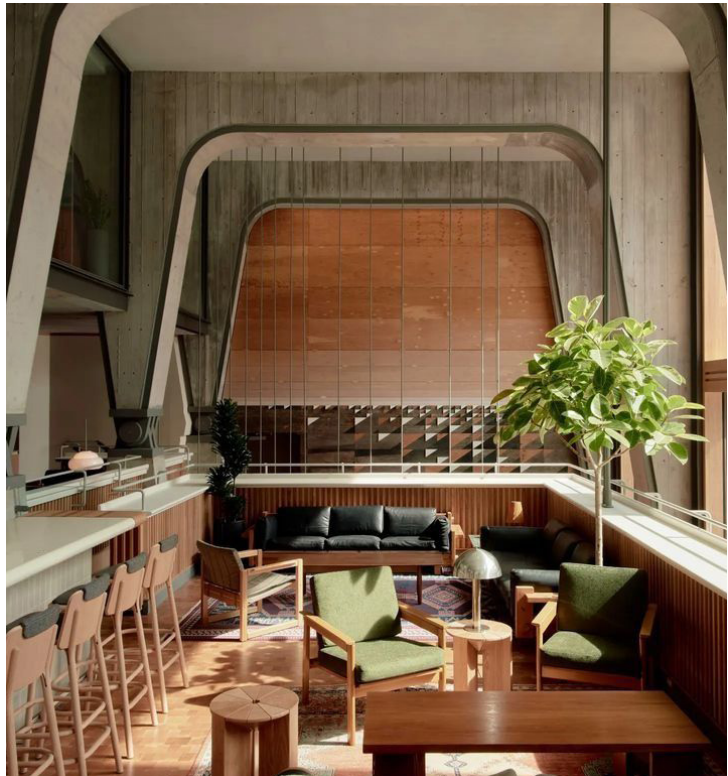
Shared Living Experience: Shared Amenities



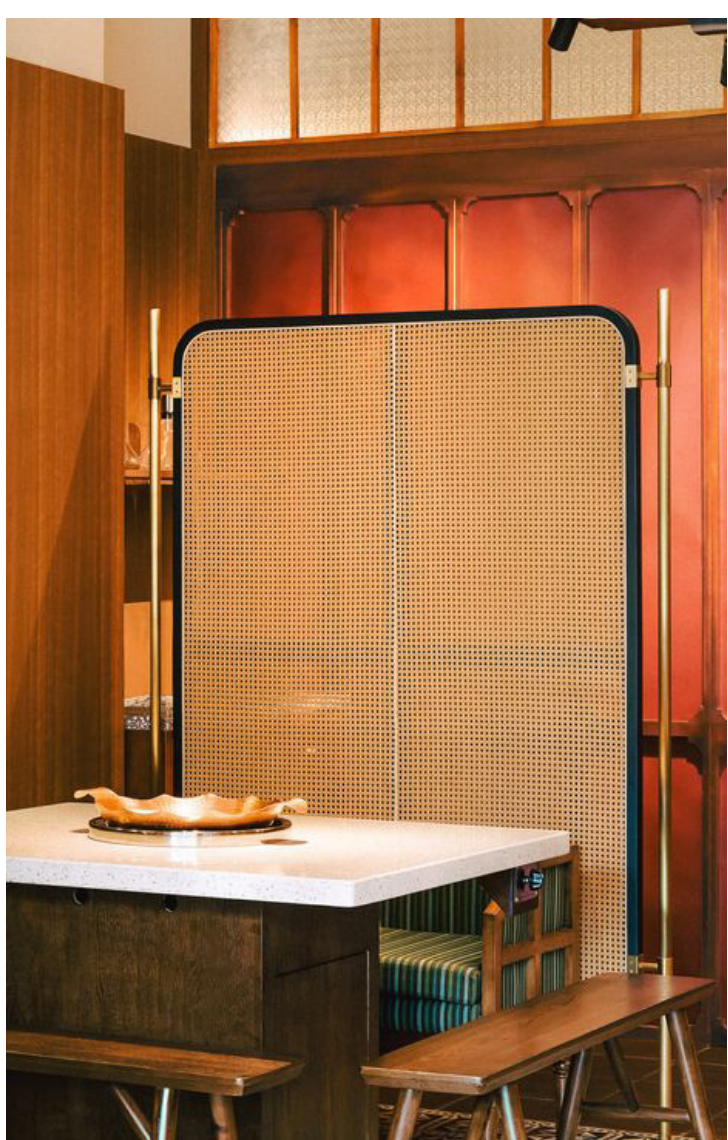
SOCIAL



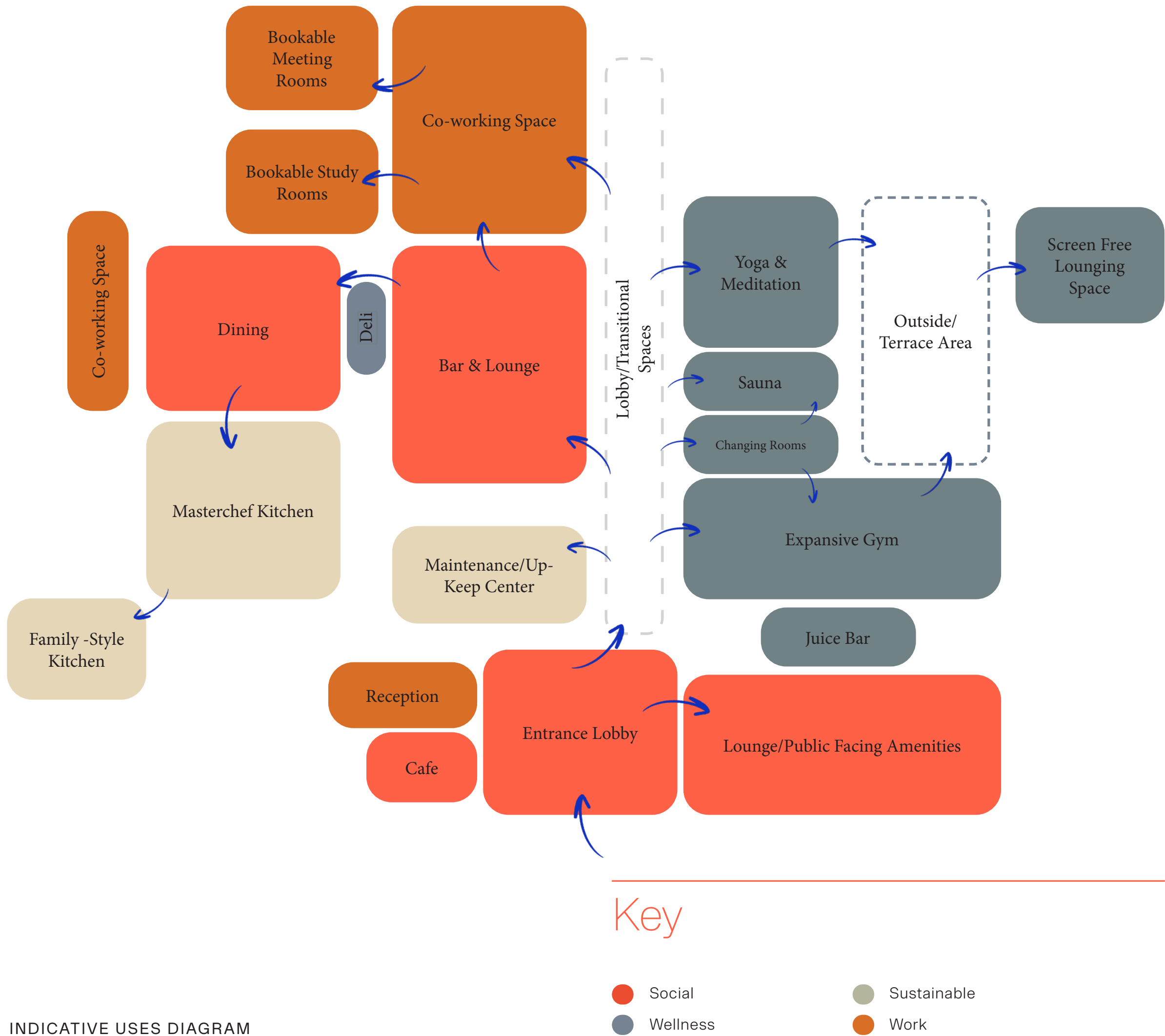
WELLNESS



SUSTAINABLE



WORK



INDICATIVE USES DIAGRAM

Quality of Accommodation

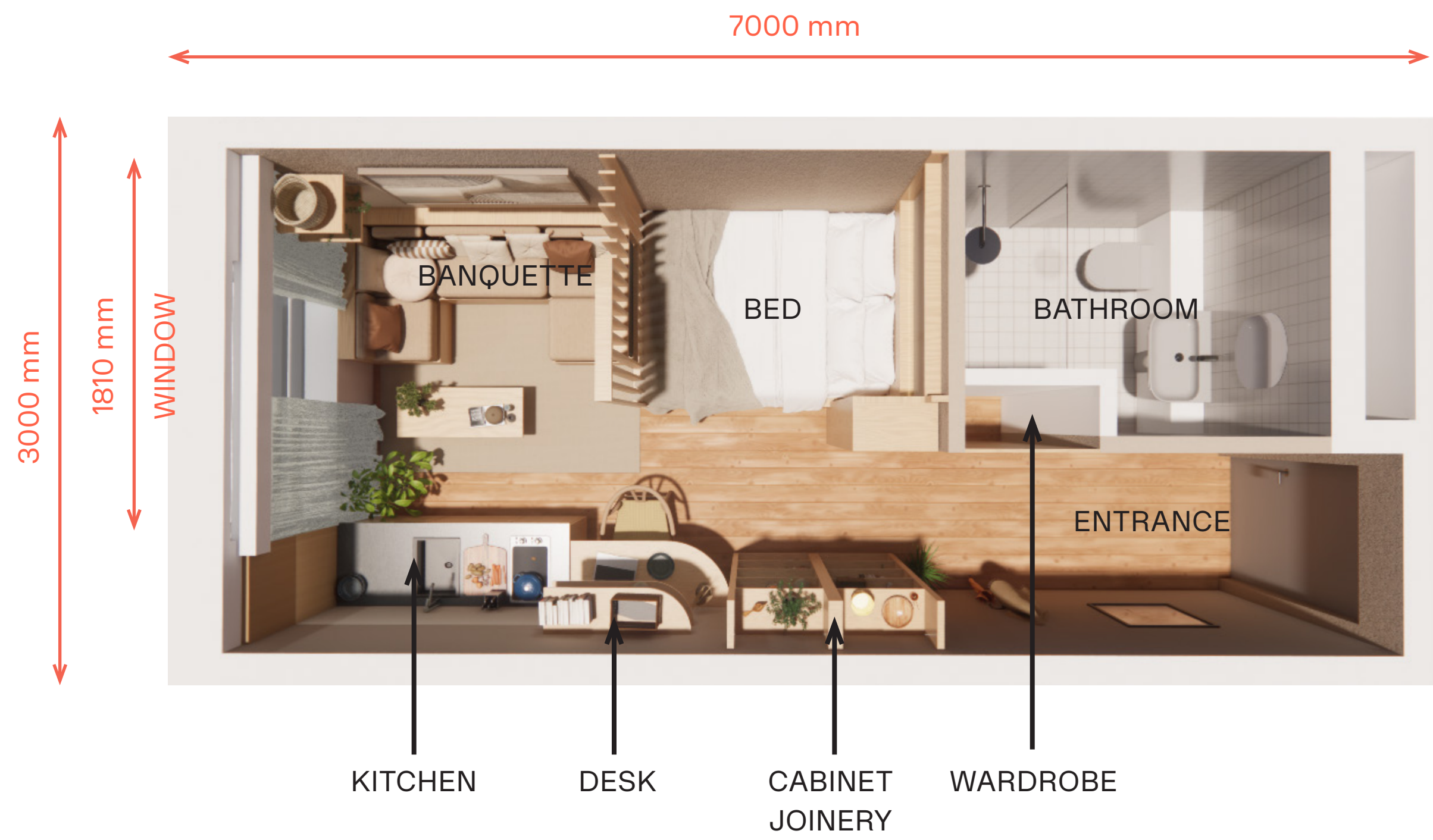
Shared Living Experience: Typical Studio

The Shared Living Studios offers generous internal space for residents. Studios consist of sleeping, cooking facilities, living/dining area, storage cupboard, and en-suite. They range from 21 sqm up to 27 sqm for the premium studios. Windows width is maximised to enhance the internal daylight and sunlight amenities. The accessible rooms range from 26 sqm to 30 sqm.

They are carefully designed with an 800 mm high cill to improve privacy and allow for flexibility. Innovative storage solutions (including below bed, below dining seating, etc.) will be also incorporated to maximise storage space for residents.



INDICATIVE SHARED LIVING UNIT INTERIOR IMAGE



Quality of Accommodation

Shared Living: Fire Escape Strategy in Open-Plan Studios

INTERNAL STUDIO LAYOUTS

The design team explored different options for the configuration of the open-plan space shared living studios with different locations for the cooking facilities and hobs.

The first diagram to the left shows a non-compliant layout where the cooking facilities are impeding on the occupants escape route in a case of fire.

Two options were explored locating allowing for the cooking facilities to be located away from the escape route to avoid smoke impeding escape in case of a fire.

The proposed layout is designed to allow future flexibility for the studios to incorporate either option 1 or 2.

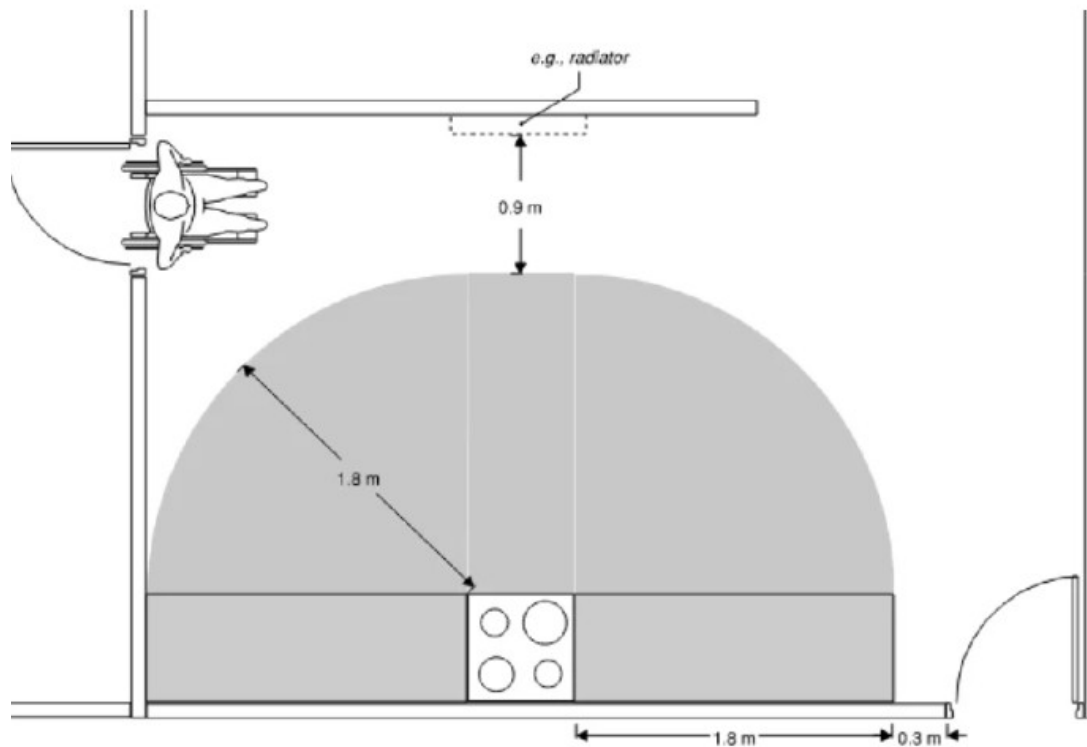
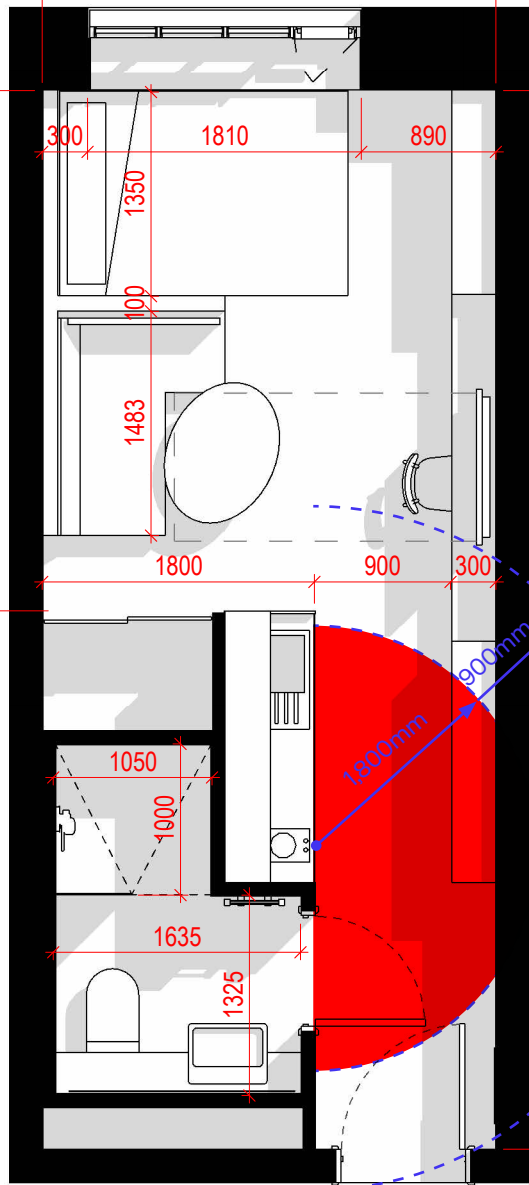
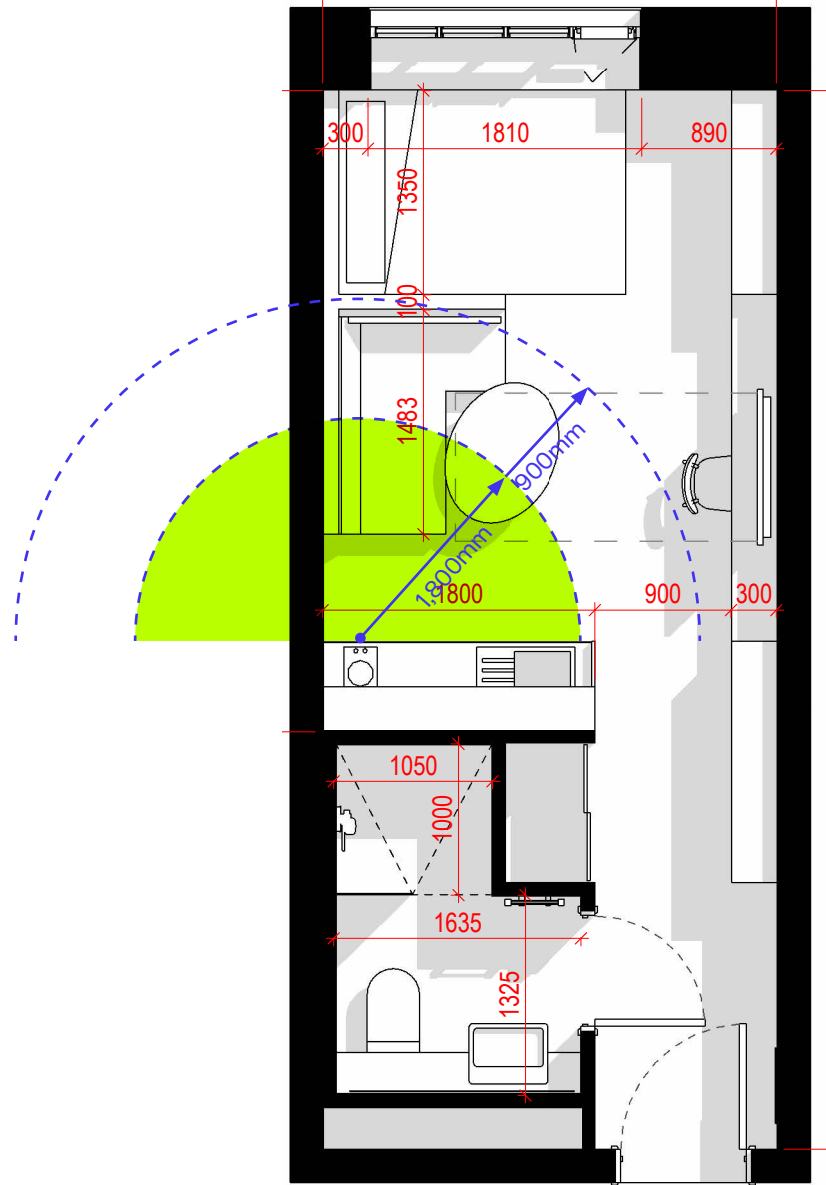


DIAGRAM SHOWING THE INDICATIVE COOKING APPLIANCES LOCATION IN AN OPEN-FLAT LAYOUT.

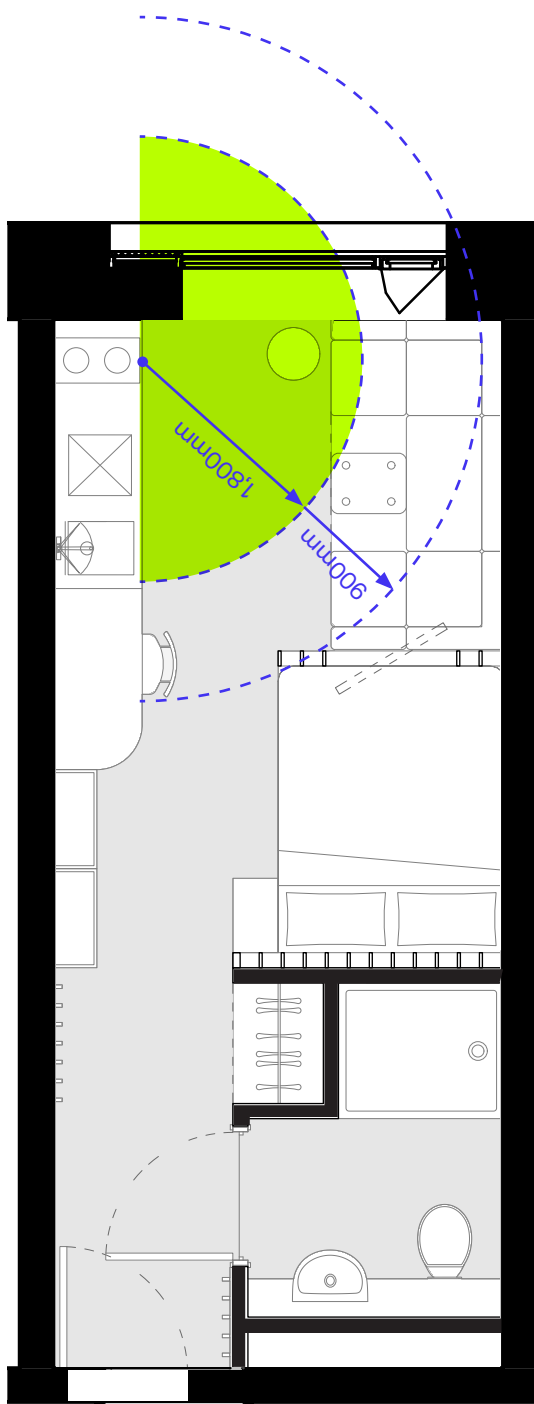


Non-compliant layout



Compliant- Option 1

Hob away from escape



Compliant- Option 2

Preferred

Hob away from escape and by the window

Facade and Materiality

