National Standard House Frames Product Workstream:
Supporting Design Information

Hawkins\
Brown

Cast

Design Principles

Developing rigorous typologies that can be applied across multiple sites and contexts relies on being effective and flexible across a range of criteria.

The following principles capture three key themes that have informed our work:

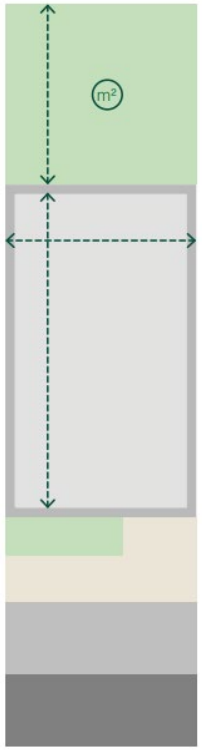
- The repeated application of a typology ‘chassis’ to enable cohesive sitewide distribution
- Spatial and Construction Efficiency
- Layout practicality and flexibility

Please note:

The following design principles, standardisations, typologies and scenarios are all draft and subject to further decisions. They do not reflect government policy or the final project outputs

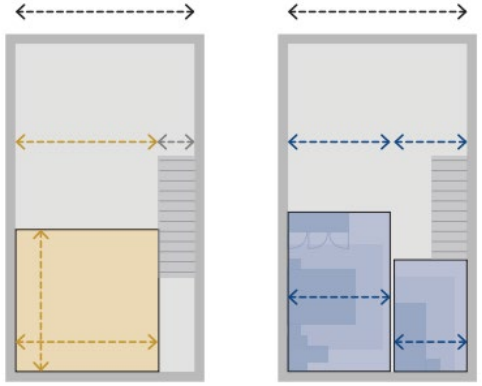
Design Principles

Principles Informing Sitewide Application & Chassis



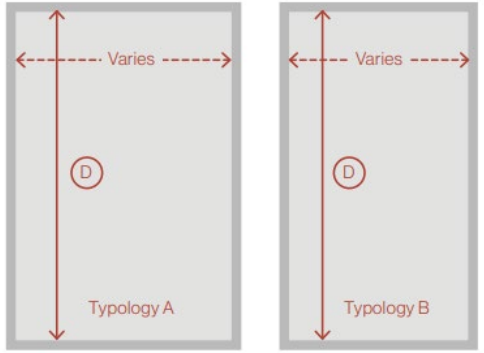
Optimum Use of Land

Land use & plot proportions drives densities.



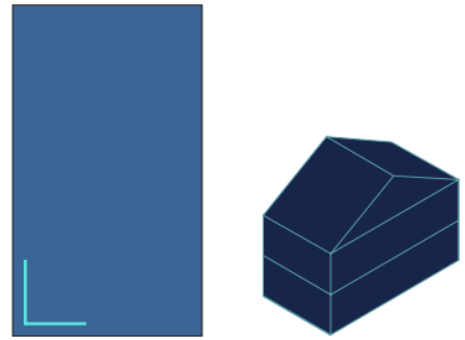
Optimum Building Gauge

Manifestation of space standards, minimum requirements & construction methods inform the basis of the chassis.



Interchangeable Typologies

Ensuring typologies are able to interchange in a street to allow for flexibility of mix and typologies



Simple Form

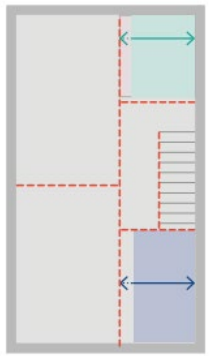
A simple form drives repeatability

Design Principles

Principles Informing Spatial & Construction Efficiency

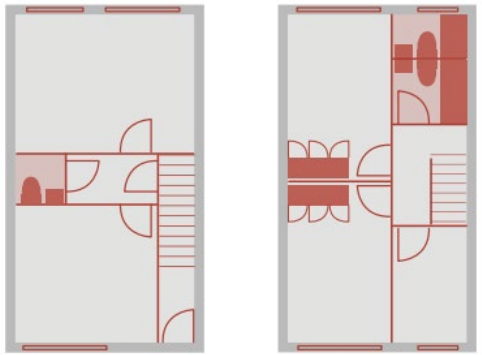
Rationalising Construction

Simplification & repeatability over bespoke construction



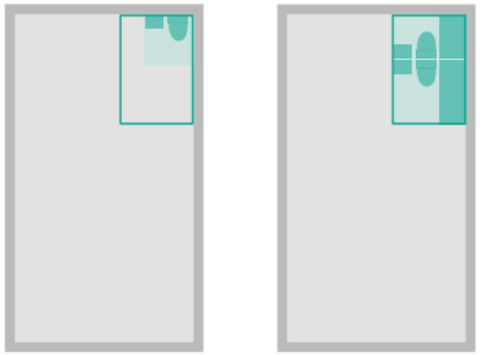
Standardised Components

Utilise repeatable components such as stairs, bathrooms, windows, doors, stairs, wardrobes etc



Consolidate Services

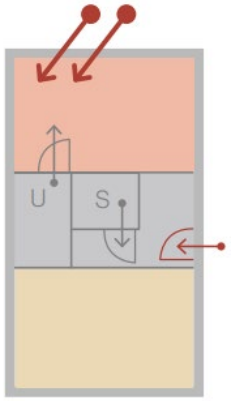
Serviced areas such as bathrooms and utilities should be grouped and staked to consolidate construction



Principles Informing Internal Layouts

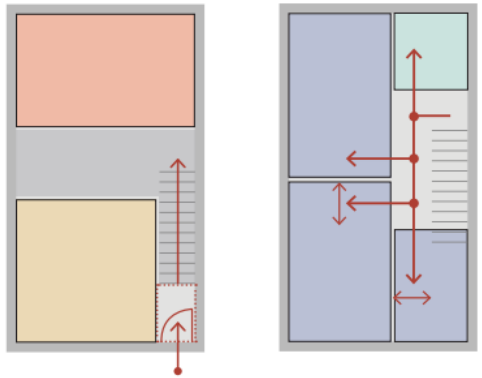
Rationalising Storage

Storage and utility spaces should be located away from the facade



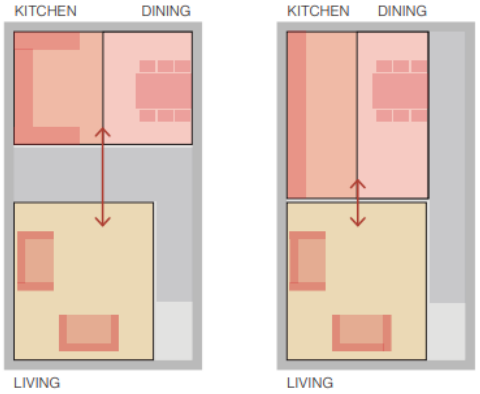
Circulation of Spaces

Entry sequences should be resolved & bathrooms / WCs should not be accessed from habitable spaces



Separation of Activates

Kitchen, dining and living spaces should be resolved to allow for a separation of spaces whether open plan or split.



Standardisation
Rationalisations & Flexibilities

In order to consolidate the variety of house types into a rational criteria the decisions can be broken down into ‘Rationalisations’ and ‘Flexibilities.

Rationalisations include decisions that inform standardisation, efficiency and construction.

Flexibilities relate to design moves that are made to deliberately allow for flexibility and variation within the same house chassis.

Rationalisations

Comply with Part M4(2) – Accessible and Adaptable dwellings to ensure resilience and embedding Universal Design to achieve broader, long-term usability

Standardised and repeatable components where feasible such as bathrooms, stairs trusses etc.

Fixes to items such as floor to ceiling height

Interchangeable building gauges

Flexibilities

The chassis’ should be able to allow for variation of living configurations. This should create a typology to adapt to Locality, Orientation, Streetscape as well as providing a mix to suit individual wants.

External envelope to adapt to contexts and local verancualrs

Standardisation
Kit of Parts

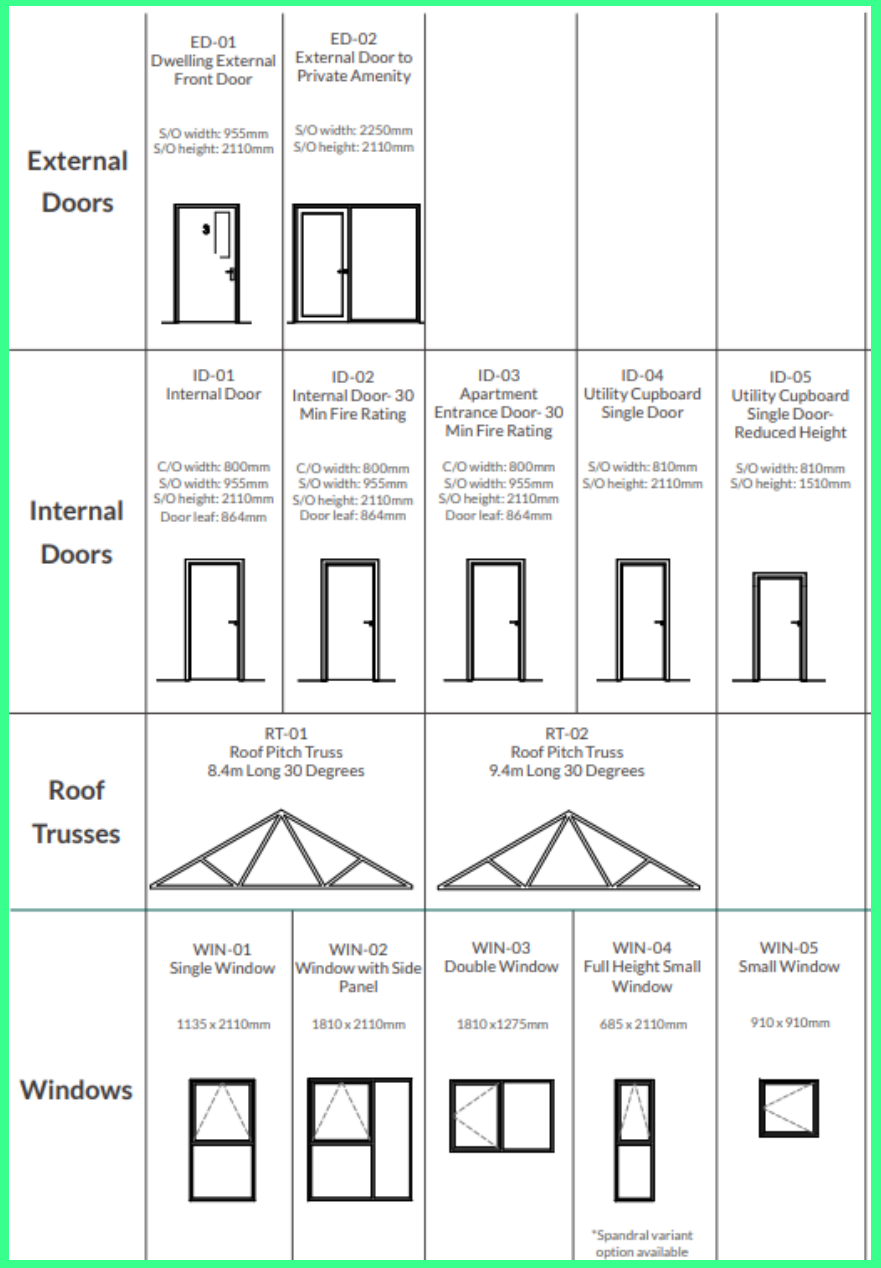
The use of a standardised Kit of Parts allows for repeatable elements to be used across and within each of the suite of building typologies.

The use of common, repeatable components drives aggregated demand across the industry and components should be based on industry standards to maximise manufacturing efficiency where possible.

Standardised components can be used in different building types and in different configurations to allow a level of customisation by designers and should also be cross referenced against national and local legislation and design standards to ensure nationwide application

Designing to a suite of standardised components can drive early decision making:

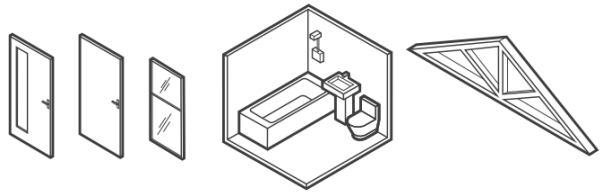
- Building gauge set within the parameters of truss construction & transportation
- Ensuring corridor widths are sized to accommodate standardised door openings and hosting
- A suite of windows can be applied across a variety of types, spaces, architectural styles and flex to manage contexts such as solar orientation.
- Stair types inform floor to ceiling heights



Standardisation
Kit of Parts

The matrix sets out an indicative schedule of parts applied across a suite of low rise typologies capturing items from the following parts.

- External Doors
- Windows
- Internal Doors
- Wardrobes
- Bathroom Types
- Stair Types
- Roof truss Types

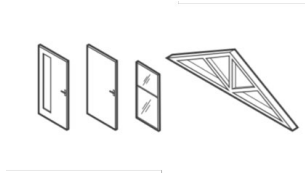


			1.0	2.0	3.0	4.0	4.1	5.0	5.1	6.0	7.0	8.0
			2B4P Mid Terrace (Split Plan)	3B5P Mid Terrace (Split Plan)	3B5P Mid Terrace (Open Plan)	3B5P End of Terrace - Side Access 1	3B5P End of Terrace - Side Access 2	4B7P End of Terrace - Side Access 1	4B7P End of Terrace - Side Access 2	3B5P Wide Fronted	2B4P / 3B5P Duplex	1B2P / 3B5P Duplex
Ext Doors	ED-01	Dwelling Front Door	1	1	1	1	1	1	1	1	2	2
	ED-02	Double Garden Door	1	1		1	1	1	1	2	1	1
	ED-03	Single Garden Door with Openable Panel			1						2	1
	Total Door Count		2	2	2	2	2	2	2	3	5	4
Windows	WIN-01	Living Room 01 Full height (Raised Cill)	1	1	1	1	1	1	1	1	1	1
	WIN-02	Kitchen 01 Double window		1		2	1	2	2	1	1	1
	WIN-03	Kitchen 02 Single window	1				1					
	WIN-04	Double Bedroom 01 Full height	1	1	1	1	1	2	2	2	2	2
	WIN-05	Double Bedroom 02 Reduced height double	1	1	1	1	1	1	1		2	2
	WIN-06	Single Bedroom 01 Reduced height single	1	1	1			1	1			
	WIN-07	Bathroom 01 Standard single	1	1	2	3	2	2	2	4		1
	WIN-08	WC 01 Privacy window				1	1	1	1	1		
	WIN-09	Secondary Window 01 (Raised Cill)				1	1	1	1			
	WIN-10	Secondary Window 02 (Raised Cill)				1	1	1	1			
	WIN-11	Secondary Window 01				3	2			1		
	WIN-12	Secondary Window 02					1					
	Total Window Count		6	6	6	14	13	12	12	10	6	7
Windows	ID-01	Part M Internal & UD 800C/O	3	5	4	4	4	3	4	4	9	6
	ID-02	Secondary Standard 750C/O	4	5	5	6	6	6	6	6	7	7
	ID-03	Small Internal 700C/O										
	ID-04	Double Door			1							
	ID-05	Store Double Door				1		2	2		3	3
	ID-06	Small Store Door	1									
	ID-07	Under Landing Store Door				1		1	1		1	1
	ID-08	Under Stair Angled Door	1									
	Total Window Count		9	10	10	12	10	12	13	10	20	17
Wardrobes	WOR-01	Tripple Wardrove (1800)	2	2	2			3	3			
	WOR-02	Double Wardrobe (1200)				1	2			2	4	3
	WOR-03	Single Wardrobe (900)				1	1	1	1	1	1	1
	WOR-04	Bulkhead Wardrobe (900)		1	1							
	WOR-05	Walk in Wardrobe				1						
	Total Wardrobe Count		2	3	3	3	3	4	4	3	5	4

			1.0	2.0	3.0	4.0	4.1	5.0	5.1	6.0	7.0	8.0
			2B4P Mid Terrace (Split Plan)	3B5P Mid Terrace (Split Plan)	3B5P Mid Terrace (Open Plan)	3B5P End of Terrace - Side Access 1	3B5P End of Terrace - Side Access 2	4B7P End of Terrace - Side Access 1	4B7P End of Terrace - Side Access 2	3B5P Wide Fronted	2B4P / 3B5P Duplex	1B2P / 3B5P Duplex
Bathrooms / WCs	BTH-01a	Standard Bathroom (2100x1700) (Exc Stack)										
	BTH-01b	Standard Bathroom (2100x1700) (Exc Stack)										
	BTH-02	Standard Bathroom (2100x1700) Oversized*										
	BTH-03	Standard Bathroom (2100x1950) (Inc Stack)										
	BTH-04	Standard UD Bathroom										
	ENS-01	Ensuite Long 01 (Exc Stack)	1									
	ENS-02	Ensuite Long 02 (Inc Stack)		1	1							
	ENS-03	Ensuite Long 03 (Inc Stack)				1						
	ENS-04a	Ensuite Long 04a (Inc Stack)					1			1		
	ENS-04b	Ensuite Long 04b (Inc Stack)									1	1
	ENS-05	Ensuite Long 05 (Inc Stack)						1				
	ENS-06	Ensuite Square 1700x1700									1	
	WC-01	Standard Part M WC (Sub45sqm)	1									
	WC-02a	Standard Part M WC (45sqm+)				1	1		1	1	1	1
	WC-02b	Standard Part M WC (45sqm+)		1								
	WC-03	Alternative Part M WC (45sqm+)			1							
	Total Bathroom / WC Count		2	2	2	2	2	0	2	2	3	2
Stairs	ST-01	Straight Stair 01	1	1	1							
	ST-02	Dog Leg Stair 01				1						
	ST-03	Straight Stair Alt					1			1		
	ST-04	Dog Leg Stair 02							1			
	ST-05	Dog Leg Stair 03				1					1	1
	Total Wardrobe Count		1	1	1	2	1	0	1	1	1	1
Roof Truss Depth	9305	Type 01 (Typical Mid Terrace)	1	1	1	1		1				
	9805	Type 02 (Deep End of Terrace)							1			
	4860	Type 03 (Wide Fronted)					1			1		
	9555	(Type 04 (Duplex) * Exc Flat Roof balcony									1	1

Approach to MMC – agnostic but aligned

- Design for cost, quality, placemaking and buildability
- Engage the supply chain throughout to test alignment and ensure no easy wins are missed; test standardised grid-based layouts (600x600) to maximise alignment
- Focus on repeatable components with greatest scope for driving quality, consistency and buying gain at scale
- Focus especially where market capability is strongest and fit to likely typology/sites is greatest eg,…

		Likely Fit	Market Capability	Likely strategy
1 Volumetric modular		Low	Low	Engage early, align to enable future supply options rather than current. Supply chain to fit to design book not vice versa
2 Panellised structures		High	High	Engage early, test dimensions and wall thicknesses. Test supplier capacity and willingness to engage. Likely strong fit to timber frame and steel frame. Potential concrete systems for high rise.
5. Sub-assemblies		High (in some cases)	Moderate	Standardise room sizes and layouts to maximise likely fit. Bathroom pods unlikely to be viable in low rise but look at 2D alternatives, vanity units etc.
6. Enhanced materials		High (potential)	Moderate	Standardise sizes and engage both emerging solutions – factory “printed” brick alternative facades – and opportunity to buy direct at scale mirroring housebuilder model
Standard Components		High	High	Standardise sizes and align early to ensure design enables buying at scale of eg doors, windows, roof trusses, staircases

Emerging Typologies

(please refer to SHF_Typology_Matrix_Review)

Selected Typology Matrix

National Standard
Pattern Book Pilot

Selected Typology

Version 01

For Review

19th August 2026

Ministry of Housing, Communities & Local Government

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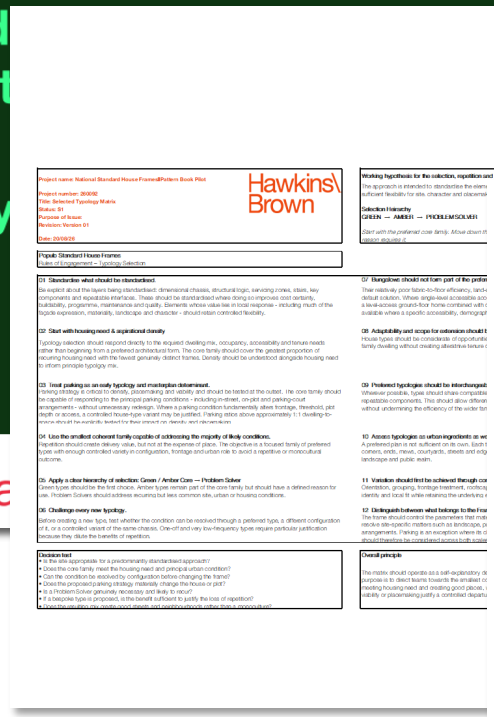
Project name: National Standard House Frames\Pattern Book Pilot
Project number: 260092
Title: Selected Typology Matrix
Status: S1
Purpose of Issue:
Revision: Version 01
Date: 20/08/26

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Populo Standard House Frames
Rules of Engagement – Typology Selection

01 Standardise what should be standardised.
Be explicit about the layers being standardised: dimensional chassis, structural logic, servicing zones, stairs, key components and repeatable interfaces. These should be standardised where doing so improves cost certainty, buildability, programme, maintenance and quality. Elements whose value lies in local response – including much of the façade expression, materiality, landscape and character – should retain controlled flexibility.

02 Start with housing need & aspirational density
Typology selection should respond directly to the required dwelling mix, occupancy, accessibility and tenure needs rather than beginning from a preferred architectural form. The core family should cover the greatest proportion of recurring housing need with the fewest genuinely distinct frames. Density should be understood alongside housing need to inform principle typology mix.

03 Treat parking as an early typology and masterplan determinant.
Parking strategy is critical to density, placemaking and viability and should be tested at the outset. The core family should be capable of responding to the principal parking conditions - including in-street, on-plot and parking-court arrangements - without unnecessary redesign. Where a parking condition fundamentally alters frontage, threshold, plot depth or access, a controlled house-type variant may be justified. Parking ratios above approximately 1:1 dwelling-to-[illegible] should be explicitly tested for their impact on density and characteristics.

04 Use the smallest coherent family capable of addressing the majority of likely conditions.
Repetition should create delivery value, but not at the expense of place. The objective is a focused family of preferred types with enough controlled variety in configuration, frontage and urban role to avoid a repetitive or monocultural outcome.

05 Apply a clear hierarchy of selection: Green / Amber Core — Problem Solver
Green types should be the first choice. Amber types remain part of the core family but should have a defined reason for use. Problem Solvers should address recurring but less common site, urban or housing conditions.

06 Challenge every new typology.
Before creating a new type, test whether the condition can be resolved through a preferred type, a different configuration of it, or a controlled variant of the same chassis. One-off and very low-frequency types require particular justification because they dilute the benefits of repetition.

Decision tool
• Is the site appropriate for a predominantly standardised approach?
• Does the core family meet the housing need and principal urban condition?
• Can the condition be resolved by configuration before changing the frame?
• Does the proposed parking strategy materially change the house or plot?
• Is a Problem Solver genuinely necessary and likely to recur?
• If a bespoke type is proposed, is the benefit sufficient to justify the loss of repetition?
• Does the variation pay, create good streets and neighbourhoods rather than a monoculture?

Working hypothesis for the selection, exposition and deployment of Standard House Frame typologies.
The approach is intended to standardise the elem[illegible] sufficient flexibility for site, character and placemak[illegible]

Selection Hierarchy
GREEN → AMBER → PROBLEM SOLVER
Start with the preferred core family. Move down th[illegible] reason requires it.

07 Bungalows should not form part of the prefer[illegible]
Their relatively poor fabric-to-floor efficiency, land-[illegible] default solution. Where single-level accessible acc[illegible] a level-access ground-floor home combined with [illegible] available where a specific accessibility, demograp[illegible]

08 Adaptability and scope for extension should b[illegible]
House types should be considerate of opportuniti[illegible] family dwelling without creating alterative tenure [illegible]

09 Preferred typologies should be interchangeab[illegible]
Wherever possible, types should share compatible[illegible] repeatable components. This should allow differen[illegible] without undermining the efficiency of the wider fam[illegible]

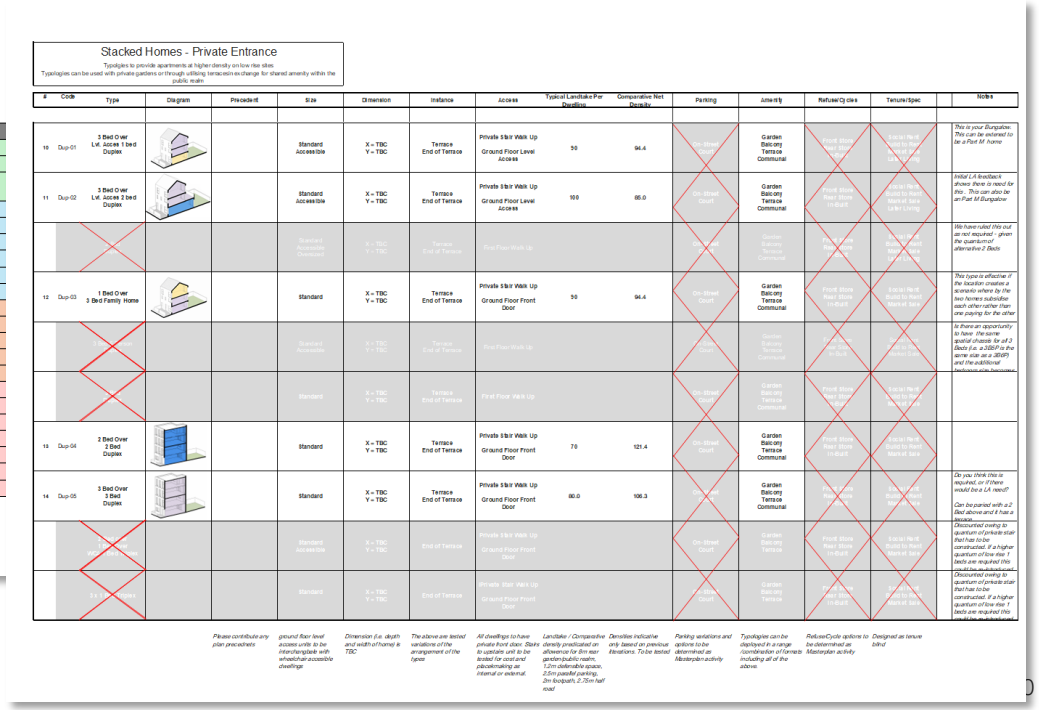
10 Assess typologies as urban ingredients as we[illegible]
A preferred plan is not sufficient on its own. Each t[illegible] corners, ends, mews, courtyards, streets and edg[illegible] landscape and public realm.

11 Variation should first be achieved through co[illegible]
Orientation, grouping, frontage treatment, materia[illegible] identity, and local fit while retaining the underlying [illegible]

12 Distinguish between what belongs to the fra[illegible]
The frame should control the parameters that mak[illegible] resolve site-specific matters such as landscape, p[illegible] arrangements. Parking is an exception where its c[illegible] should therefore be considered across both syste[illegible]

Overall principle
The matrix should operate as a self-explanatory d[illegible] purpose is to direct teams towards the smallest c[illegible] meeting housing need and creating good places, [illegible] viability or placemaking justify a controlled depart[illegible]

Category	#
Single Dwelling Houses	1
	2
	3
Apartments - Shared Core	4
	5
	6
	7
	8
	9
Stacked Homes - Private Entrance	10
	11
	12
	13
	14
Problem Solviers	15
	16
	17
	18
	19
	20
	21


Stacked Homes - Private Entrance

Typologies to provide apartments at higher density on low rise sites
Typologies can be used with private gardens or through utilising terraces in exchange for shared amenity within the public realm

#	Code	Type	Diagram	Precedent	Size	Dimension	Instance	Access	Typical Landtake Per Dwelling	Comparative Net Density	Parking	Amenity	Refuse/Cycles	Tenure/Spec	Notes
10	Dup-01	3 Bed Over Lvl. Acces 1 Bed Duplex			Standard Accessible	X = TBC Y = TBC	Terrace End of Terrace	Private Stair Walk Up Ground Floor Level Access	50	94.4	On-Street Court	Garden Balcony Terrace Communal	Front Store Rear Store In-Build	Social Rent Build to Rent Market Sale Later Living	This is your Bungalow. This can be extened to be a Part M home
11	Dup-02	3 Bed Over Lvl. Acces 2 bed Duplex			Standard Accessible	X = TBC Y = TBC	Terrace End of Terrace	Private Stair Walk Up Ground Floor Level Access	100	85.0	On-Street Court	Garden Balcony Terrace Communal	Front Store Rear Store In-Build	Social Rent Build to Rent Market Sale Later Living	Initial LA feedback shows there is need for this . This can also be an Part M Bungalow
					Standard Accessible Communal	X = TBC Y = TBC	Terrace End of Terrace	First Floor Walk Up			On-Street Court	Garden Balcony Terrace Communal	Front Store Rear Store In-Build	Social Rent Build to Rent Market Sale Later Living	We have ruled this out as not required - given the quantum of alternative 2 Beds
12	Dup-03	1 Bed Over 3 Bed Family Home			Standard	X = TBC Y = TBC	Terrace End of Terrace	Private Stair Walk Up Ground Floor Front Door	50	94.4	On-Street Court	Garden Balcony Terrace Communal	Front Store Rear Store In-Build	Social Rent Build to Rent Market Sale	This type is effective if the location creates a scenario where by the two homes subsidise each other rather than one paying for the other
					Standard Accessible	X = TBC Y = TBC	Terrace End of Terrace	First Floor Walk Up			On-Street Court	Garden Balcony Terrace Communal	Front Store Rear Store In-Build	Social Rent Build to Rent Market Sale	Is there an opportunity to have the same spatial chassis for all 3 Beds (i.e. a 2BF9 is the same size as a 3BF9) and the additional
					Standard	X = TBC Y = TBC	Terrace End of Terrace	First Floor Walk Up			On-Street Court	Garden Balcony Terrace Communal	Front Store Rear Store In-Build	Social Rent Build to Rent Market Sale	
13	Dup-04	2 Bed Over 2 Bed Duplex			Standard	X = TBC Y = TBC	Terrace End of Terrace	Private Stair Walk Up Ground Floor Front Door	70	121.4	On-Street Court	Garden Balcony Terrace Communal	Front Store Rear Store In-Build	Social Rent Build to Rent Market Sale	
14	Dup-05	3 Bed Over 3 Bed Duplex			Standard	X = TBC Y = TBC	Terrace End of Terrace	Private Stair Walk Up Ground Floor Front Door	80.0	106.3	On-Street Court	Garden Balcony Terrace Communal	Front Store Rear Store In-Build	Social Rent Build to Rent Market Sale	Do you think this is required, or if there would be LA need? Can be paired with a 2 Bed above and it has a
					Standard Accessible	X = TBC Y = TBC	End of Terrace	Private Stair Walk Up Ground Floor Front Door			On-Street Court	Garden Balcony Terrace	Front Store Rear Store In-Build	Social Rent Build to Rent Market Sale	Discounted overig to quantum of private stair that has to be constructed. If a higher quantum of low rise 1 beds are required this
					Standard	X = TBC Y = TBC	End of Terrace	Private Stair Walk Up Ground Floor Front Door			On-Street Court	Garden Balcony Terrace	Front Store Rear Store In-Build	Social Rent Build to Rent Market Sale	Discounted overig to quantum of private stair that has to be constructed. If a higher quantum of low rise 1 beds are required this

Please contribute any plan precedents

ground floor level access units to be interchangeable with wheelchair accessible dwellings

Dimension (i.e. depth and width of home) is TBC

The above are tested variations of the arrangement of the types

All dwellings to have private front door. Stairs to upstairs unit to be tested for cost and placemaking as internal or external.

Landtake / Comparative density predicated on allowance for 8m rear garden/public realm, 1.2m defensible space, 2.5m parallel parking, 2m footpath, 2.75m half road

Densities indicative only based on previous iterations. To be tested

Parking variations and options to be determined as Masterplan activity

Typologies can be deployed in a range /combination of formats including all of the above.

Refuse/Cycle options to be determined as Masterplan activity

Designed as tenure blind

Rules of Engagement

Project name: National Standard House Frames-Pattern Book Pilot

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Status: S1
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Working hypothesis for the selection, repetition and deployment of Standard House Frame typologies.
The approach is intended to standardise the elements that generate certainty, repeatability and quality, while retaining sufficient flexibility for site, character and placemaking. The aim is standardisation without sameness.

Selection Heirarchy
GREEN → AMBER → PROBLEM SOLVER

Start with the preferred core family. Move down the hierarchy only where a clear site, housing, placemaking or delivery reason requires it.

Populo Standard House Frames
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Be explicit about the layers being standardised: dimensional chassis, structural logic, servicing zones, stairs, key components and repeatable interfaces. These should be standardised where doing so improves cost certainty, buildability, programme, maintenance and quality. Elements whose value lies in local response - including much of the façade expression, materiality, landscape and character - should retain controlled flexibility.

02 Start with housing need & aspirational density

Typology selection should respond directly to the required dwelling mix, occupancy, accessibility and tenure needs rather than beginning from a preferred architectural form. The core family should cover the greatest proportion of recurring housing need with the fewest genuinely distinct frames. Density should be understood alongside housing need to inform principle typolgoy mix.

03 Treat parking as an early typology and masterplan determinant.
Parking strategy is critical to density, placemaking and viability and should be tested at the outset. The core family should be capable of responding to the principal parking conditions - including in-street, on-plot and parking-court arrangements - without unnecessary redesign. Where a parking condition fundamentally alters frontage, threshold, plot depth or access, a controlled house-type variant may be justified. Parking ratios above approximately 1:1 dwelling-to-space should be explicitly tested for their impact on density and placemaking.

04 Use the smallest coherent family capable of addressing the majority of likely conditions.
Repetition should create delivery value, but not at the expense of place. The objective is a focused family of preferred types with enough controlled variety in configuration, frontage and urban role to avoid a repetitive or monocultural outcome.

05 Apply a clear hierarchy of selection: Green / Amber Core → Problem Solver
Green types should be the first choice. Amber types remain part of the core family but should have a defined reason for use. Problem Solvers should address recurring but less common site, urban or housing conditions.

06 Challenge every new typology.

Before creating a new type, test whether the condition can be resolved through a preferred type, a different configuration of it, or a controlled variant of the same chassis. One-off and very low-frequency types require particular justification because they dilute the benefits of repetition.

07 Bungalows should not form part of the preferred core family.
Their relatively poor fabric-to-floor efficiency, land-use efficiency, density and placemaking potential make them a weak default solution. Where single-level accessible accommodation is required, first test more efficient arrangements such as a level-access ground-floor home combined with duplex or stacked accommodation above. A bungalow should remain available where a specific accessibility, demographic or site condition provides a clear justification.

08 Adaptability and scope for extension should be aligned to tenure
House types should be considerate of opportunities for future adaption and expansion where tenure drives long term family dwelling without creating alteratnive tenure driven chassis.

09 Preferred typologies should be interchangeable within a common system.
Wherever possible, types should share compatible gauges, dimensional rules, structural principles, servicing zones and repeatable components. This should allow different dwelling sizes and arrangements to be substituted or combined without undermining the efficiency of the wider family.

10 Assess typologies as urban ingredients as well as individual homes.
A preferred plan is not sufficient on its own. Each type should be tested for its ability to form successful terraces, corners, ends, mews, courtyards, streets and edges, and for its effect on density, frontage, threshold, privacy, amenity, landscape and public realm.

11 Variation should first be achieved through configuration rather than proliferation of plans.
Orientation, grouping, frontage treatment, roofscape, materiality, landscape and relationship to the street should create identity and local fit while retaining the underlying efficiency of the preferred frames.

12 Distinguish between what belongs to the Frame and what belongs to the Masterplan.
The frame should control the parameters that materially affect repeatability and delivery. The masterplan should normally resolve site-specific matters such as landscape, public realm, orientation and many amenity, refuse and cycle arrangements. Parking is an exception where its chosen form can materially affect plot and house configuration and should therefore be considered across both scales.

13 Selection should balance performance rather than optimise a single metric.

Assessment should include housing need, spatial efficiency, fabric-to-floor and space/volume efficiency, density, accessibility, adaptability, daylight, overheating, servicing, acoustic performance, buildability, component repetition, capital cost, programme, whole-life carbon, maintenance, viability and suitability for both traditional and MMC construction.

14 Avoid unnecessary bespoke conditions.
Simple forms, rational grids, repeatable components, practical servicing, clear thresholds and straightforward construction should be preferred where they do not compromise residential quality, accessibility or placemaking.

15 Make the reason for departure explicit.
Movement away from the core family should be supported by a clear, recorded justification - for example housing need, accessibility, planning or site constraint, placemaking benefit, buildability, parking condition or viability. Design preference alone is not sufficient.

16 Use masterplan testing as a feedback loop into the typology family.
If a supposedly exceptional condition repeatedly occurs across sites, test whether it should become a standard Problem Solver or core variant. Conversely, if a preferred type repeatedly needs significant alteration, its status should be reviewed. The typology family should become stronger through application rather than remain fixed regardless of evidence.

Decision test
- Is the site appropriate for a predominantly standardised approach?
- Does the core family meet the housing need and principal urban condition?
- Can the condition be resolved by configuration before changing the frame?
- Does the proposed parking strategy materially change the house or plot?
- Is a Problem Solver genuinely necessary and likely to recur?
- If a bespoke type is proposed, is the benefit sufficient to justify the loss of repetition?
- Does the resulting mix create good streets and neighbourhoods rather than a monoculture?

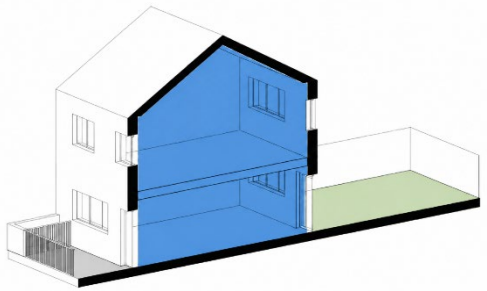
Overall principle

The matrix should operate as a self-explanatory decision-making tool, not a catalogue of equally valid options. Its purpose is to direct teams towards the smallest coherent and repeatable family of Standard House Frames capable of meeting housing need and creating good places, while clearly identifying when site conditions, parking, accessibility, viability or placemaking justify a controlled departure from the core system.

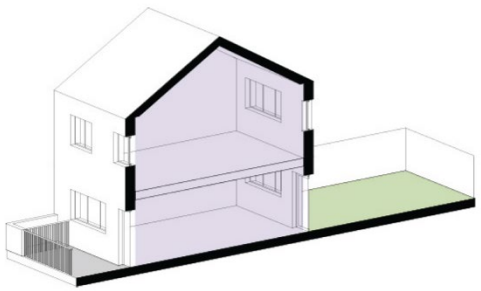
Working Notes
- Density should have its own rule after housing need as this balance is the key driver.
- 06 & 15 Have crossovers that can be combined into one rule
- Point 14 could evolve into rule of thumb of using (gin types) to rationalise the majority of the site with the(tia maria) types to resovles the complexities / bespoke conditions
- Point 08 could be the start of a tenure overaly ? For example BTR doesnt need extension but would need an ensuite. This could be ian interchanble module within the standard frame

Typology Matrix
Cat-01 Single Dwelling Houses

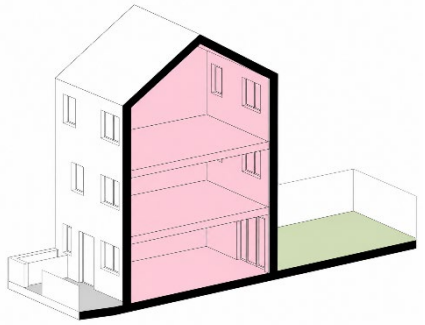
H-01
2 Bed House



H-02
3 Bed House



H-03
4 Bed House



Please Note:
This selection of typologies is illustrative at this stage and subject to change

Typology Matrix
Cat-02 Apartment – Shared Core

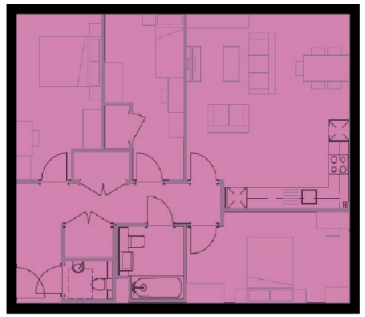
Ap-01
Studio

Ap-02
1 Bed 2 Person

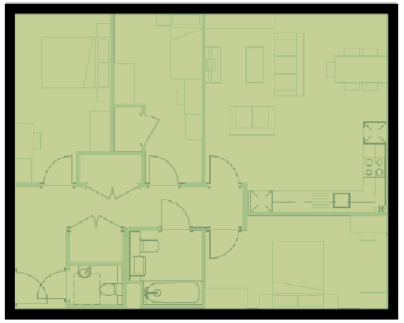
Ap-03
2 Bed 4 Person

Ap-04
3 Bed 5 Person

Ap-05
3 Bed 6 Person



Ap-06
4 Bed 8 Person



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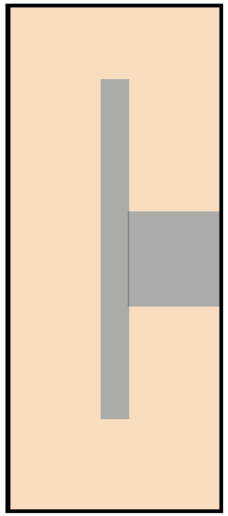
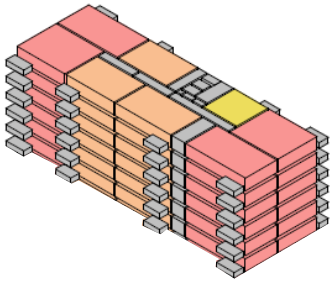
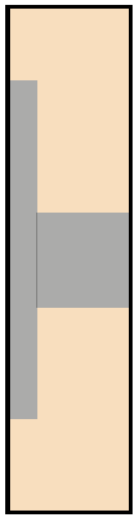
Typology Matrix

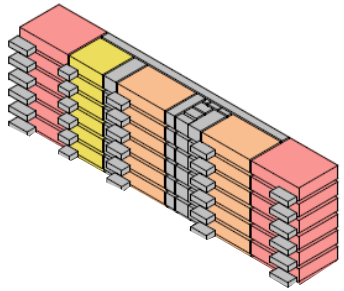
Cat-02 Apartment – Shared Core



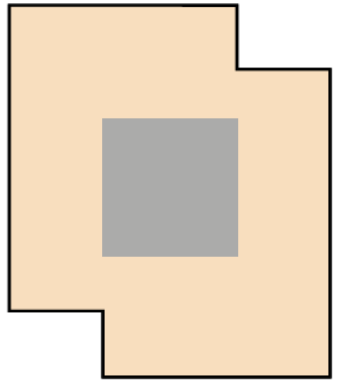


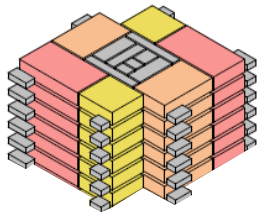
Double loaded linear block





Deck access linear block





Villa block

Please Note:
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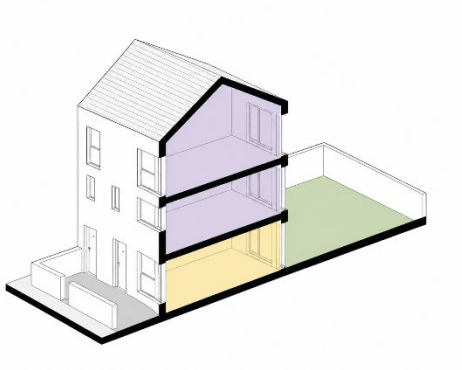
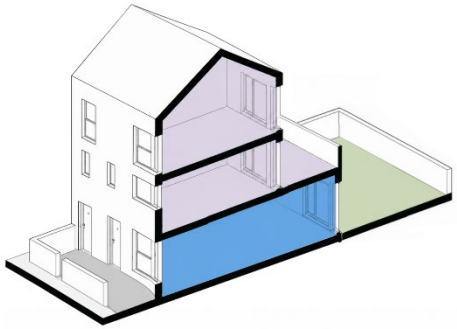
Typology Matrix

Cat-03 Stacked Homes - Private Entrance

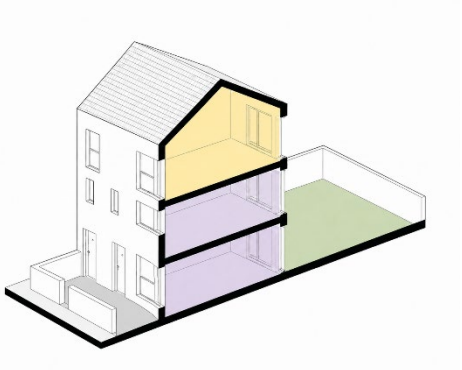
Dup-01
3 Bed Over | Lvl. Access 1 bed Duplex



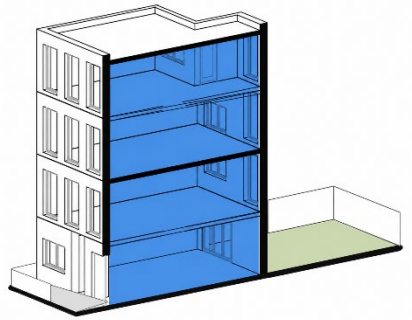
Dup-02
3 Bed Over Lvl. Access 2 bed Duplex



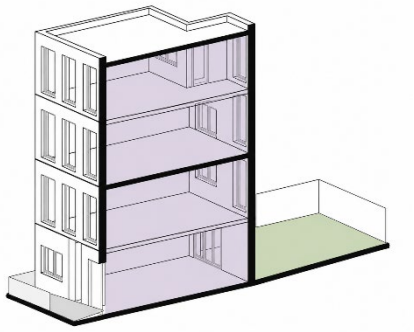
Dup-03
1 Bed Over 3 Bed Family Home



Dup-04
2 Bed Over 2 Bed Duplex



Dup-05
3 Bed Over 3 Bed Duplex



Please Note:
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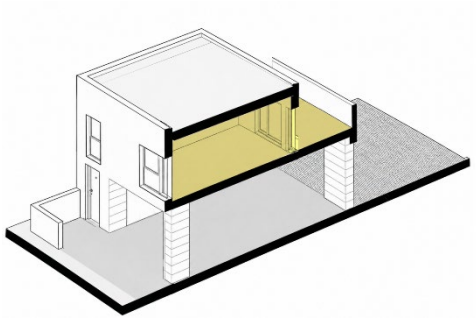
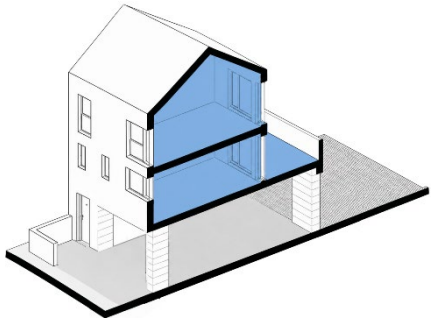
Typology Matrix
Cat-04 Problem Solvers

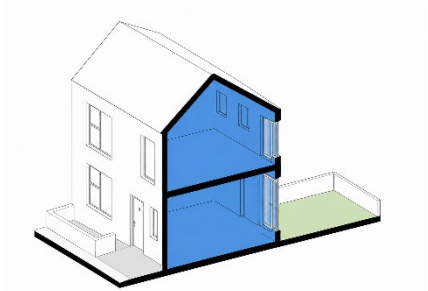
FOG-01
Flat Over Garage (1 Storey Apartment)



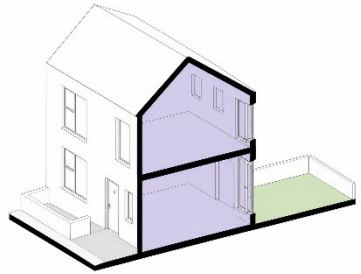
FOG-02
Flat Over Garage (2 Storey Apartment)



LFH-01
2 Bed Long Fronted

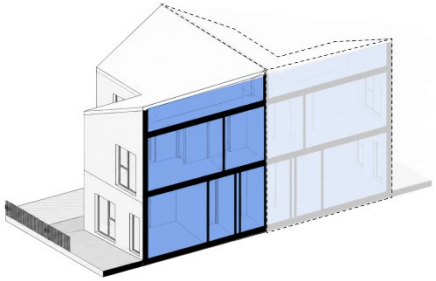


LFH-02
3 Bed Long Fronted

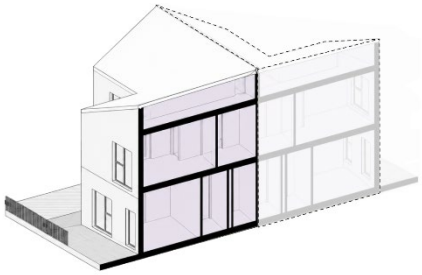


CYH-01
Dual Fronted Courtyard House

B2B-01
2 Bed Back-to-Back



B2B-02
3 Bed Back-to-Back



Please Note:
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Contextual Scenario Applications

This following shows how the application of a singular family of house types applied to a range of hypothetical urban and suburban conditions. These include:

Urban Terrace Infill
Urban Plot Infill
Estate Regeneration
Urban Newbuild Plot
Urban Innovation District
Metroland Outer Borough
Suburban Innovation Districts
New Commuter Settlement

Please note: Further studies implementing a mix of houses, stacked dwellings and apartment buildings to follow.

Urban Terrace Infill

This scenario show how the standardised house can readily be applied infill vacant or reprovide homes on plots as part of an existing inner city terrace.

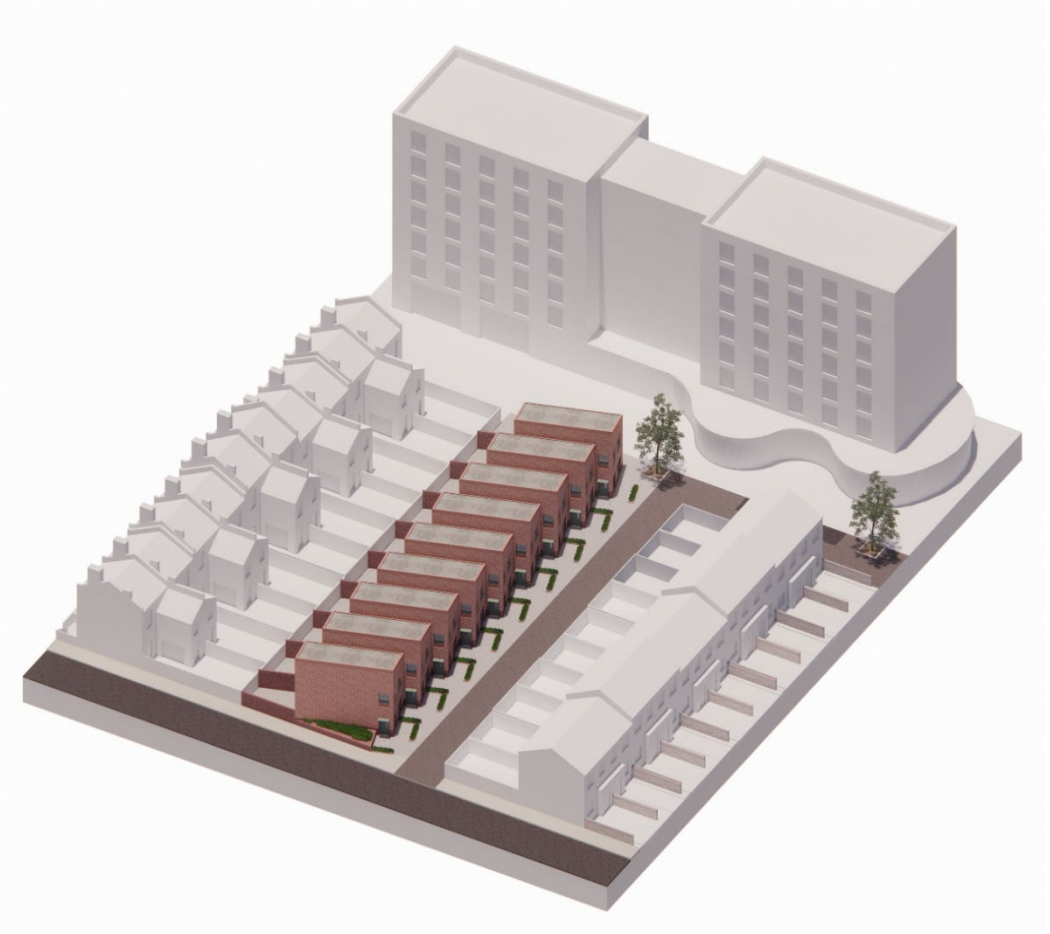
The typologies width aligns with Victorian plot gauges, and the adaptability of the front and rear curtilage allows for building line and street scape alignment.

Urban Plot Infill

In this instance a larger urban plot, such as a garages site can be infilled with a row of the house type to form a terrace.

Where overlooking is a concern on tight urban sites, techniques such as rotating the alignment of the terraces to create private outlooks can be applied.

The front curtilage bleeds into a shared surface street.



Estate Regeneration

The same rotated terrace is applied within the parameters of an existing estate.

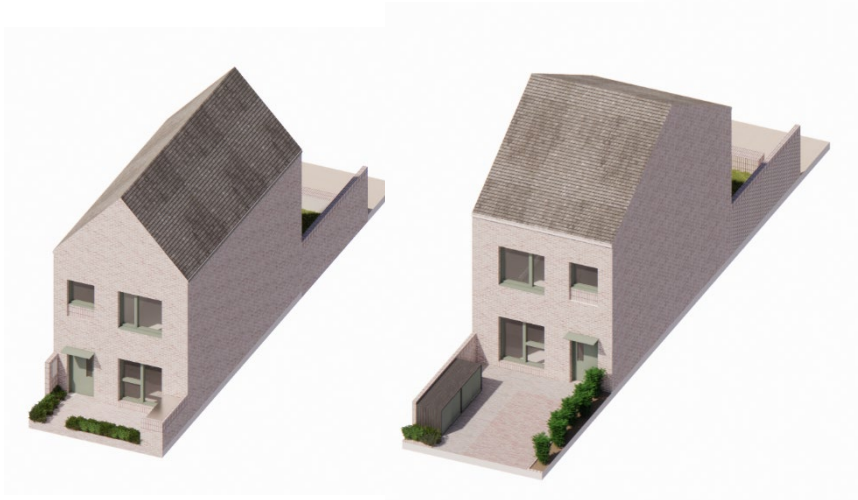
The front and rear curtilage bleeds into a shared surface streets and communal gardens.

Urban Newbuild Plot

This traditional arrangement of blocks of terraces is typical for mid density plots in secondary towns and cities.

A combination of on-plot and street parking is utilised here to respond to variations in resident needs and corresponding street configuration.

Rear gardens face onto communal green yards but equally could extend to meet back to back.



Urban Innovation District

The house type can also be used in a back-to-back formation with lightwells providing natural light to the rear bedroom and circulation spaces

This configuration exploits lower car parking requirements likely to be encountered in urban innovation districts and supports the creation of shared streets and pedestrian friendly public realm.

Parking is pooled within clusters and street around the public realm.

Urban Fringe

The house type is here distributed in a ‘Metroland’ outer Borough context. Grouped house forms can be clustered to respond to irregular plot alignments and interfaces.

Rear gardens dimensions can vary, with smaller gardens directly interfacing with public realm in central clusters. Homes at the perimeters of the site can make use of the larger plot dimensions to create longer and bigger gardens.

The homes are arranged around a shared public realm with areas of pooled parking to cater for a higher ratio of spaces per home likely to be anticipated.

Sub-urban Innovation Districts

In sub-urban or rural innovation districts, homes are again distributed across varied street types. Larger distributer streets allow placement of larger homes with on plot parking. Smaller play street loops feature more communal public realm, community gardens and pooled parking clusters.

New Commuter Settlement

A new commuter settlement uses a variety of house types grouped in different configurations. In this example a range of terraces are used as well as lower density (barn) typologies.

The same house chassis can be rotated to create a longer (barn) profile without impacting the internal layouts. This allows for larger rear gardens that interface the green corridors and public realm and a lower density.

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