

# THE TOP TO TAIL TERRACE

## CONCEPT:

We present a reinvention of the traditional terrace, designed to create homes that look to the future. The designs are arranged according to each of the following four customer groups:

1. First time buyers
2. Young families
3. Older families
4. Multi-generational families

Whilst there are distinct characteristics in lifestyle and domestic requirements for each of the groups, there are some features that are desirable across all households!. These form the basis of our proposed strategy and are the glue that binds the different housing types together.

### Our approach:

#### Rethinks the street:

- We have rebalanced the car and pedestrian to create safe, walkable and sociable shared public spaces. The houses are orientated top to tail. The arrival sequence is one of equality however you arrive.

#### Provides a two-fronted terrace:

- Every house has secure covered on-site parking accessed from one side and pedestrian access from the other. There are no back doors.

#### Creates an adaptable multi-household system.

- The houses are equal in depth but vary in width to accommodate the different housing types. The mixture of house types can be varied according to need and location.

#### Promotes density of provision AND a feeling of space.

- Generosity of internal volume alongside the privacy of integrated external spaces, belies the efficiency of the plot-use.

#### Creates a sense of place

- A distinct identity is achieved through the architectural language, massing and relationship of community and private space.

#### Forms communities

- Community-building is encouraged through the mixture of households on one street and the fact that every single street is activated through the top to tail arrangement.

## DESIGN DEVELOPMENT

The design of the Top to Tail terrace has been refined in response to feedback on the original concept.

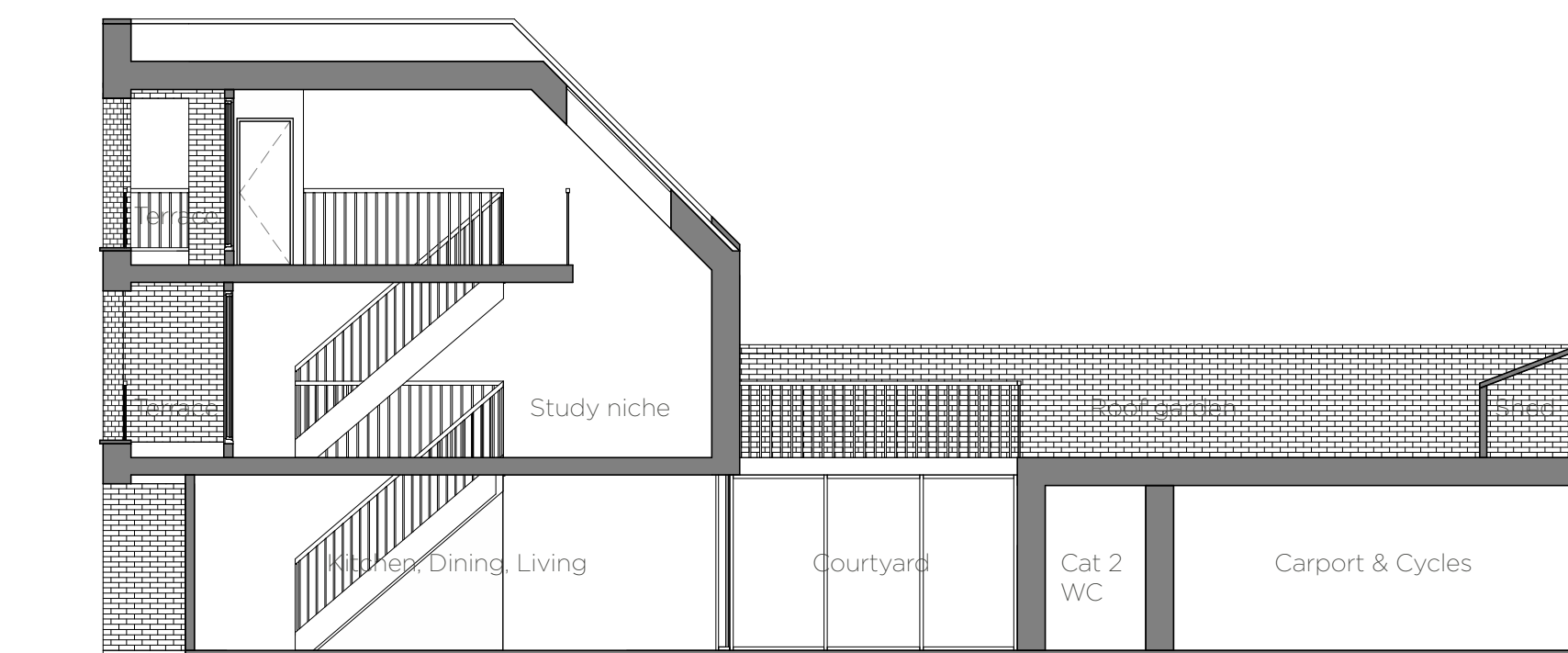
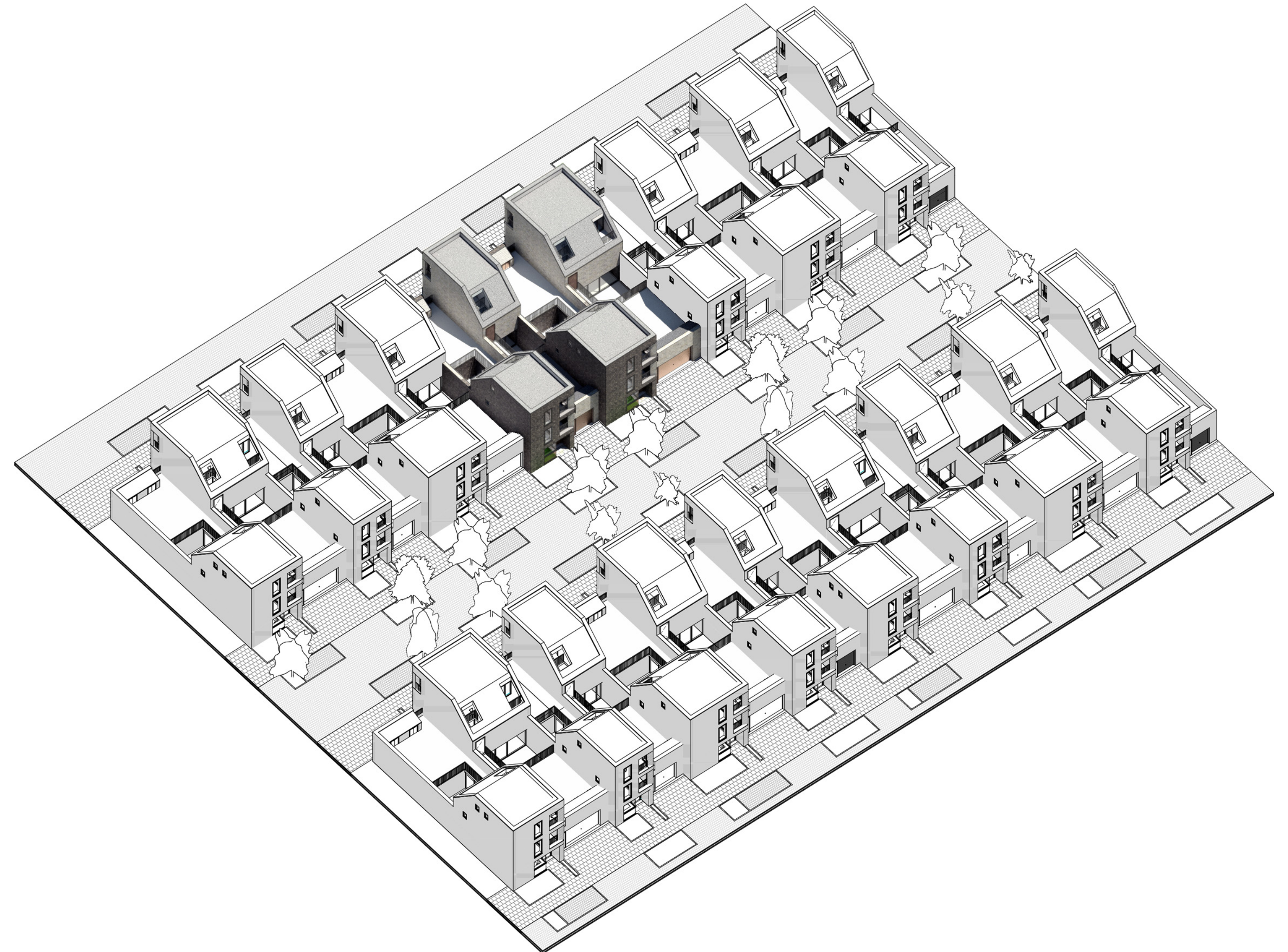
The innovation of our approach stems from the consideration of the design at all scales.

We have considered the neighbourhood and how the strategy might fit into an overall suburban context.

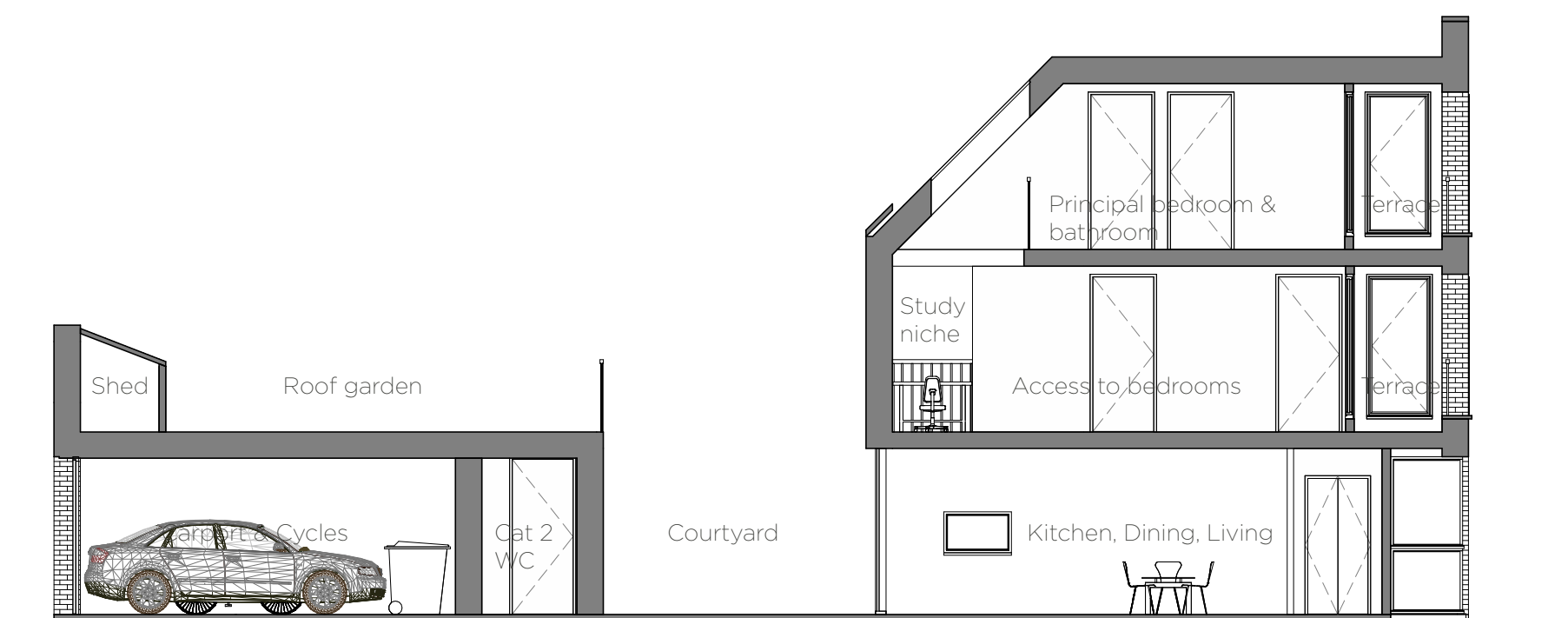
We have investigated feasible technologies and sustainable features that can be embedded in the design.

We have developed the layouts of each house type with further consideration of each customer group's needs.

We believe the Top to Tail terrace offers a model for an achievable, distinctive and flexible home of the future.



Younger family house cut both ways



1 Housing communities. What People Want. Prince's Foundation 2014

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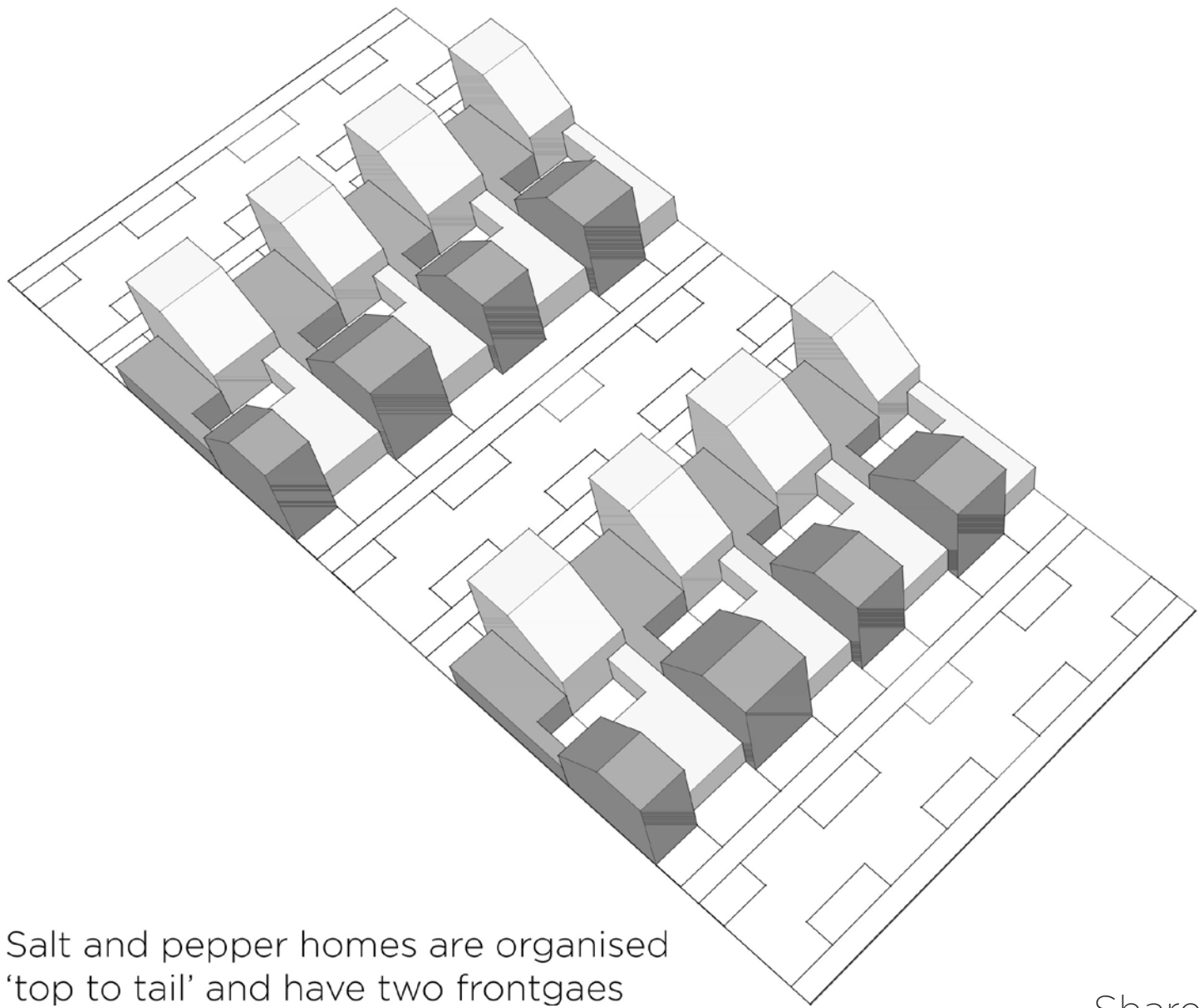


POSSIBLE STREET CONFIGURATIONS:

Salt street - pepper street - salt street



Salt side - pepper side - salt side - pepper side



Salt and pepper homes are organised 'top to tail' and have two frontgaes



- 2 bed, 4 person
- 3 bed, 5 person
- 4 bed, 6 person
- 4 bed, 8 person

- Courtyards
- Top to Tail Terrace
- Front gardens & access to carport
- Footpath
- Visitor parking & soft landscaping
- Shared surface & one-way vehicular access



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# Salt and pepper home zones

## THE WIDER NEIGHBOURHOOD

The diagrammatic masterplans show how a salt and pepper zone formed of Top to Tail terraces might fit into an overall suburban neighbourhood.

### A

In the first diagram a central aspirational heart is formed by the salt and pepper zone with shared spaces knitting the public realm together. More traditional semi-detached units form the remainder of the masterplan.

The design of the external streets between the terraces are designated as home or play zones. A one way traffic system and traffic calming measures at the ends of these streets will ensure they are used for access only and remain pedestrian focused.

Park and play spaces in the centre of the development encourage the zone to become the community focus of the neighbourhood.

### B

The second diagram shows a denser arrangement of the Top to Tail terraces set amongst larger detached villas.

The salt and pepper zone forms a distinct quarter of the high value development whilst the higher density allows greater affordability.

## DENSITY STUDY:

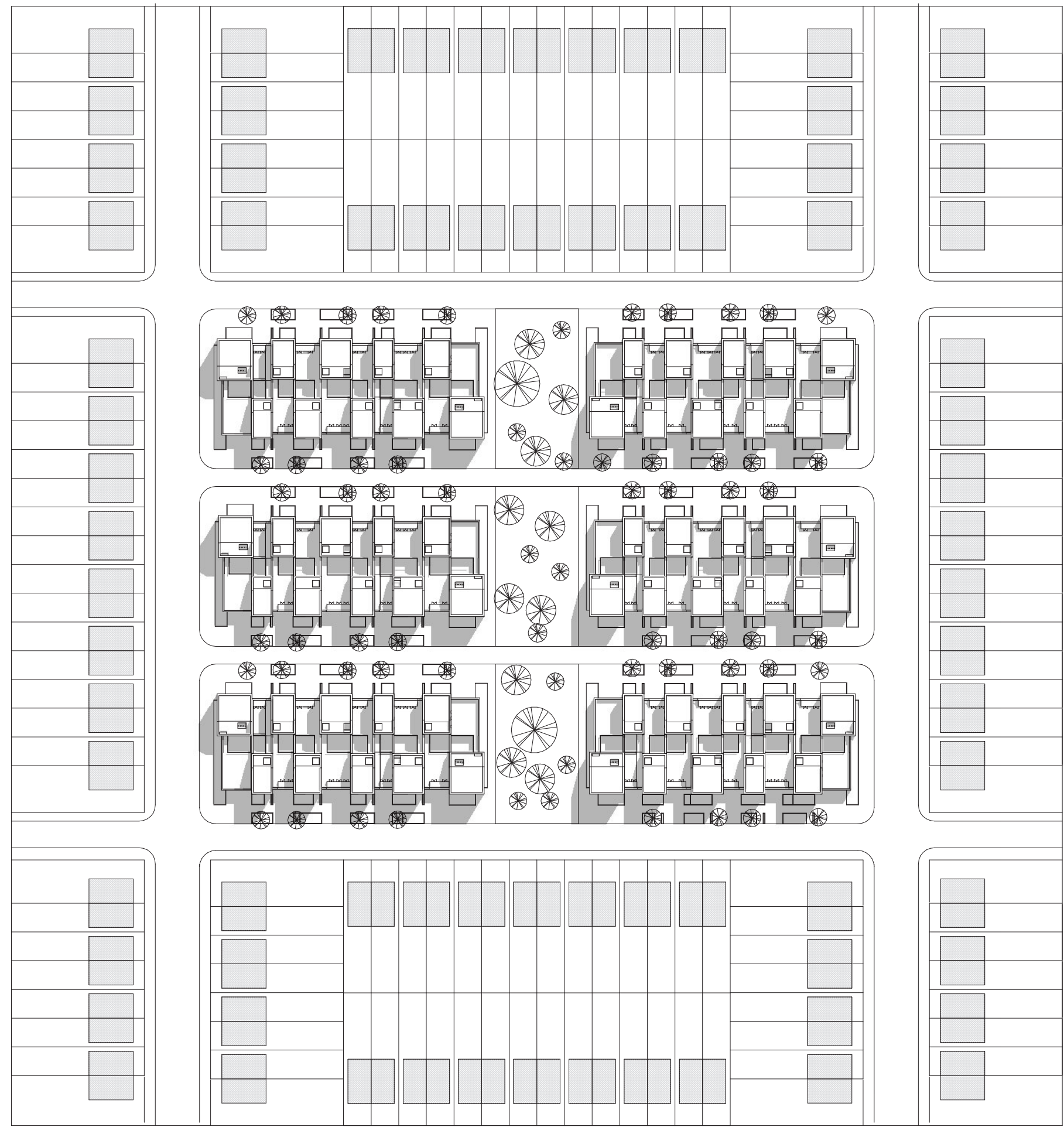
The house designs achieve generosity of internal volume and a strong relationship of internal rooms to private external amenity spaces.

The plots are arranged to optimise density within a masterplan.

At 50 units per hectare, and 262 habitable rooms per hectare, the density can be higher than a typical suburban neighbourhood.

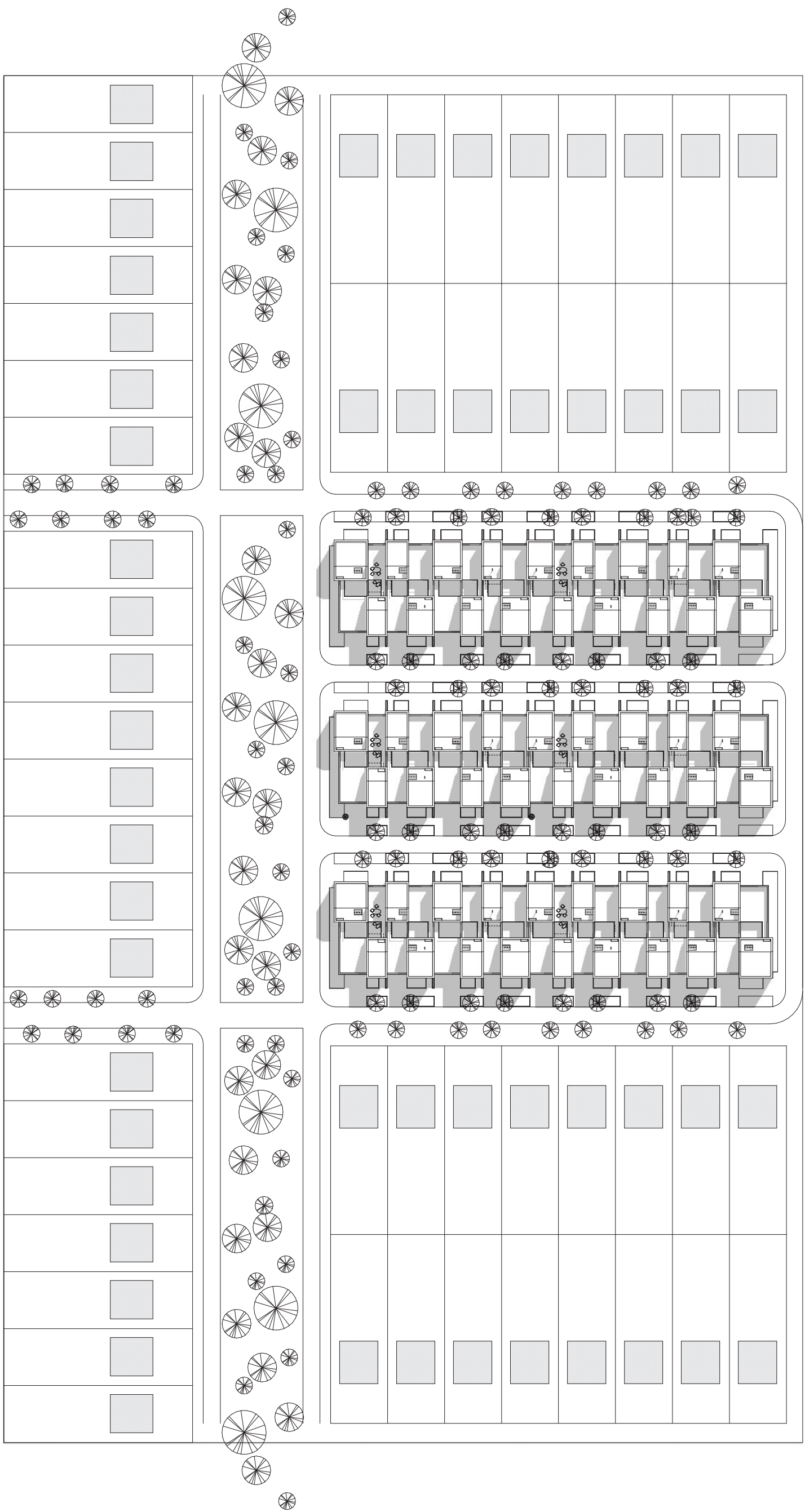
Despite this, the amount of external amenity space, both private and communal, is comparable to that commonly found in semi-detached homes.

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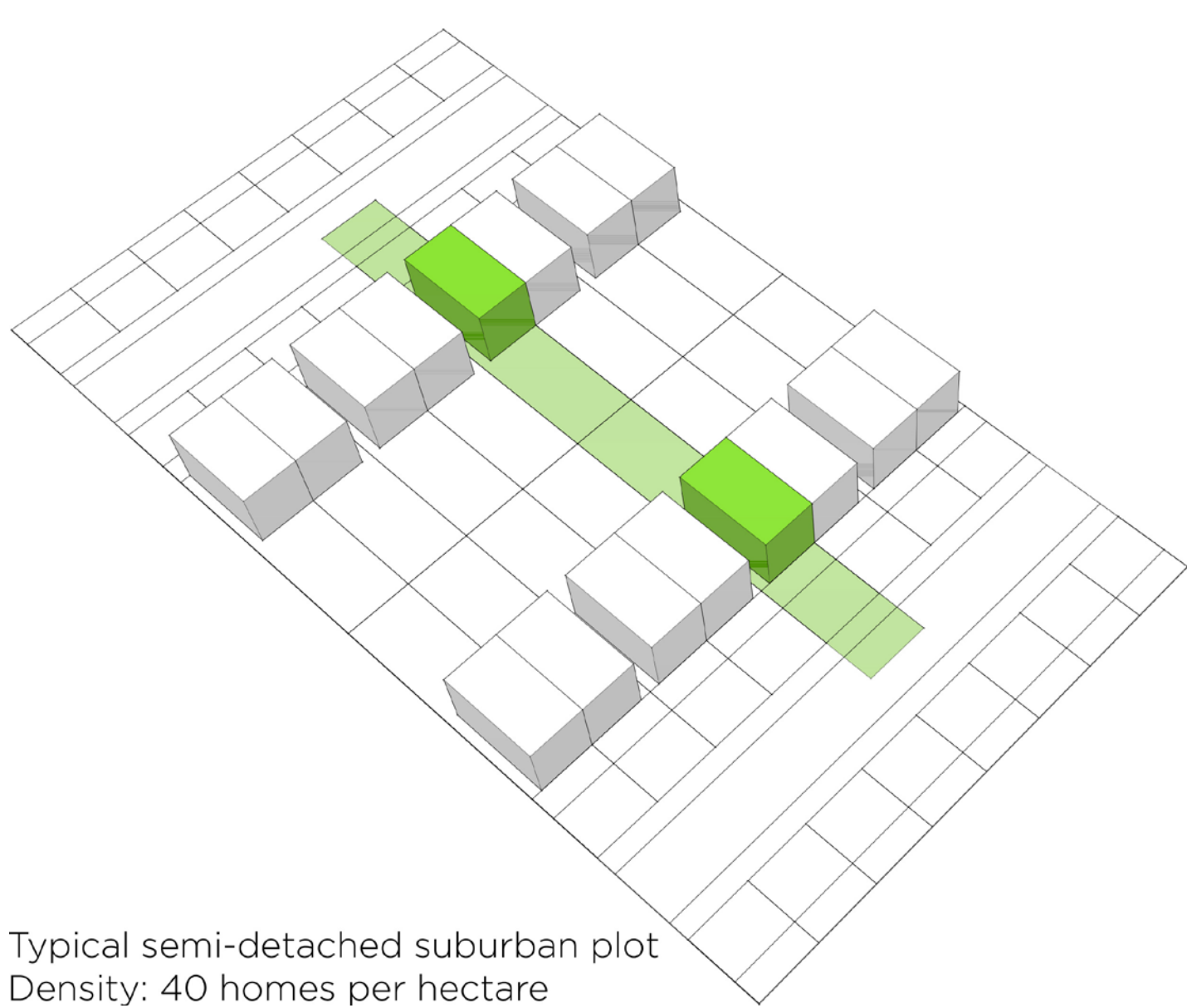
0 100m

### A

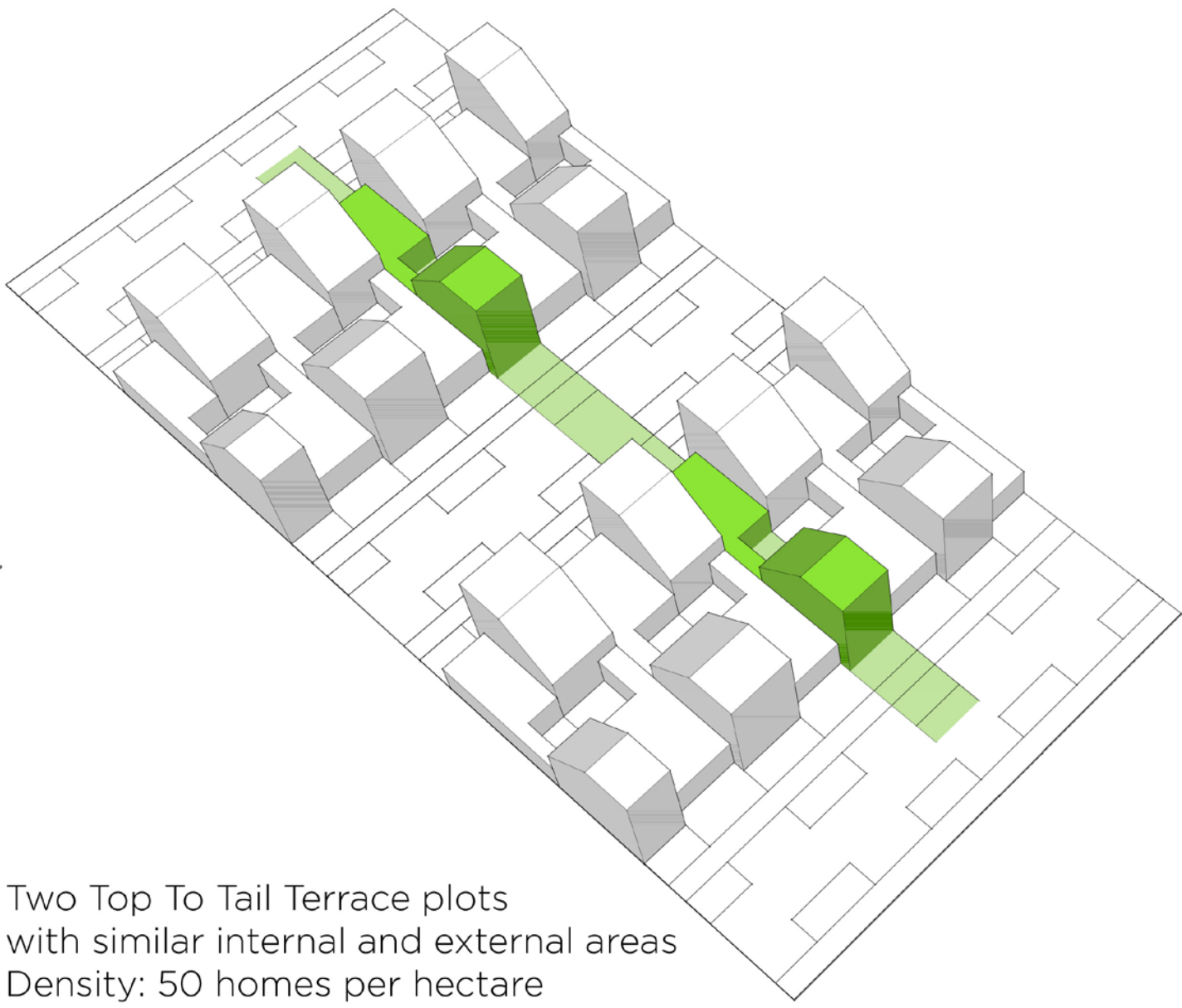


0 100m

### B



Typical semi-detached suburban plot  
Density: 40 homes per hectare



Two Top To Tail Terrace plots  
with similar internal and external areas  
Density: 50 homes per hectare





THE HOME OF THE FUTURE SHOULD WEAR INNOVATIVE AND SUSTAINABLE TECHNOLOGIES LIKE COMFORTABLE CLOTHES.

Sustainable inclusions include:

**SOCIAL BENEFITS,**  
**ENERGY AND CARBON SAVING MEASURES AND**  
**ECOLOGICAL FEATURES**

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### SOCIAL NETWORKING

Everyone has neighbours on both sides as the houses each face two streets. This can promote a ripple effect within the neighbourhood in a physical example of social networking.

### DIVERSITY & SUSTAINABLE COMMUNITIES

Similar houses along the street accommodate neighbours at different stages in their lives and with differences in their means. The availability of these varied homes on the street could allow a family to expand or downsize in the same community

### ADAPTABILITY

The long term ability of the house to change means families can stay for longer. Carports can be developed into another room for the house if the owners decide to car share or sign up to a car pool scheme. For first time buyers, there is potential to start a family and add bedrooms

### SAFETY

Shared external spaces help support use of the landscape as a community amenity, whilst each home has its own secure protected external spaces

### LOW CARBON - FABRIC FIRST

Wherever possible materials should have low embodied energy, low waste and low emissions.

Highly insulated walls and roofs alongside airtight construction methods cut down on the need for heating. Depending on orientation, glass can also be specified for solar control. Opening windows ensure sufficient ventilation in summer.

### EFFICIENT SYSTEMS

Technology within the home will be responsive, intelligent and efficient to lower energy demand and use. This includes the use of advanced controls and thermostats that can be monitored remotely

### INTELLIGENT DEVICES

For example, a state of the art fridge with a screen on the door can monitor usage and provisions and communicate this to the users

### CONNECTIVITY

Power and data provided in key locations and superfast WIFI connectivity throughout

### LED LIGHTS AS STANDARD

To cut bills and energy usage

### SOLAR THERMAL ENERGY

Panels on the roof of the house or shed (depending on orientation) connected into a solar thermal system can supply underfloor heating to the ground slab

### BROWN ROOFS

Using local substrates to create habitats and encourage biodiversity

### RESPONSIBLY SOURCED MATERIALS

All timber to be sourced from accredited sustainable sources, with reuseable and then recyclable materials a priority

### ROOF GARDENS AND FRONT GARDENS

Lawns and planting to help attenuate rainwater run-off

### RAINWATER BUTTS

Gardens can be watered using rainwater collected locally

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# First-time buyers

## CONCEPT:

Driven by the emotional factors of owning a home, first time buyers are keen to make a house their own in style and use<sup>2</sup>. Likely to be a single person or a couple, and increasingly comprising a large part of the market<sup>3</sup>, making the most of space is critical to their home-making process.

Key space:  
**the unnamed room**

- A home office becomes a spare bedroom becomes an ideal space for a dinner party. For new home owners with limited space, flexibility is key. In the Top to Tail terrace, the ability to adapt space for new uses according to personality and variable lifestyle needs is supported by design.

## DESIGN DEVELOPMENT:

The layout of the house has been refined to maximise both its short term flexibility and long term adaptability.

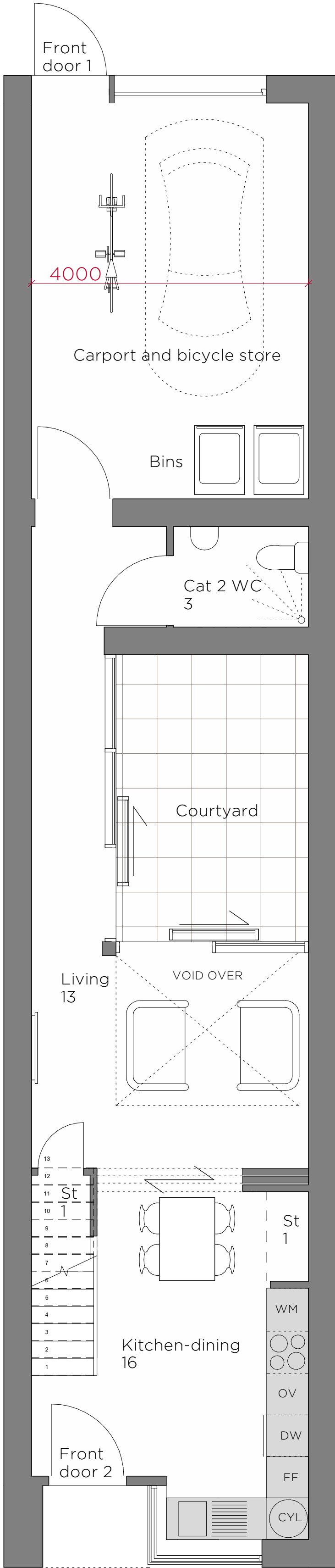
The ‘unnamed room’ is shown here as a home office overlooking the living area below. It also demonstrates its use as a spare room. The proportions of the open-plan room offer customisable space.

Over a longer period the space can be reconfigured - for example, to accommodate an extra bedroom and bathroom. The void could also be in-filled to add another room. In this way a newly expanding family could be housed without the need to move.

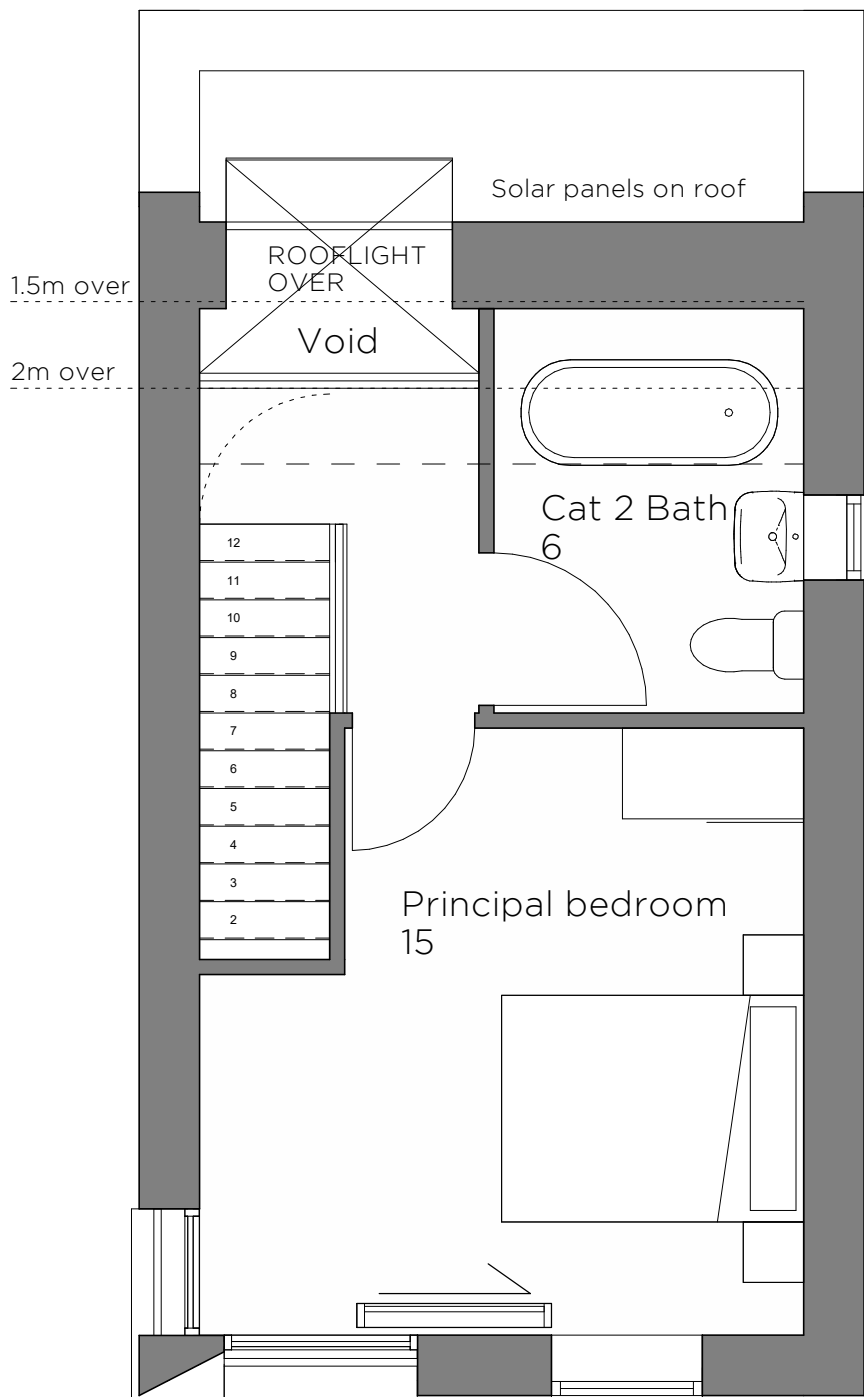
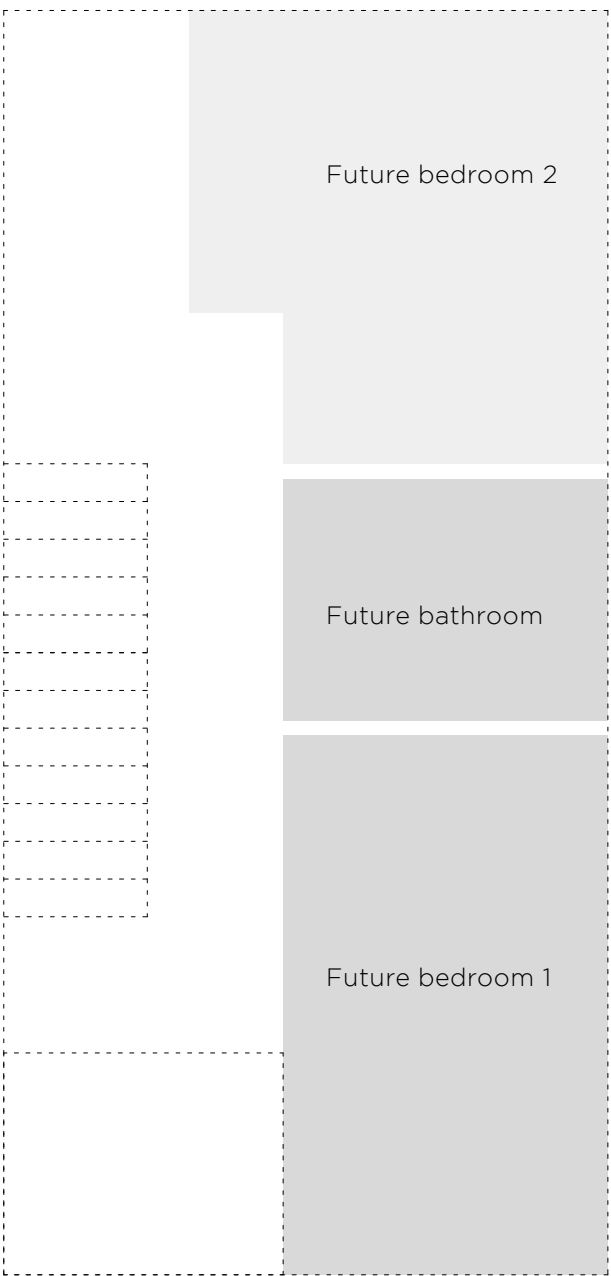
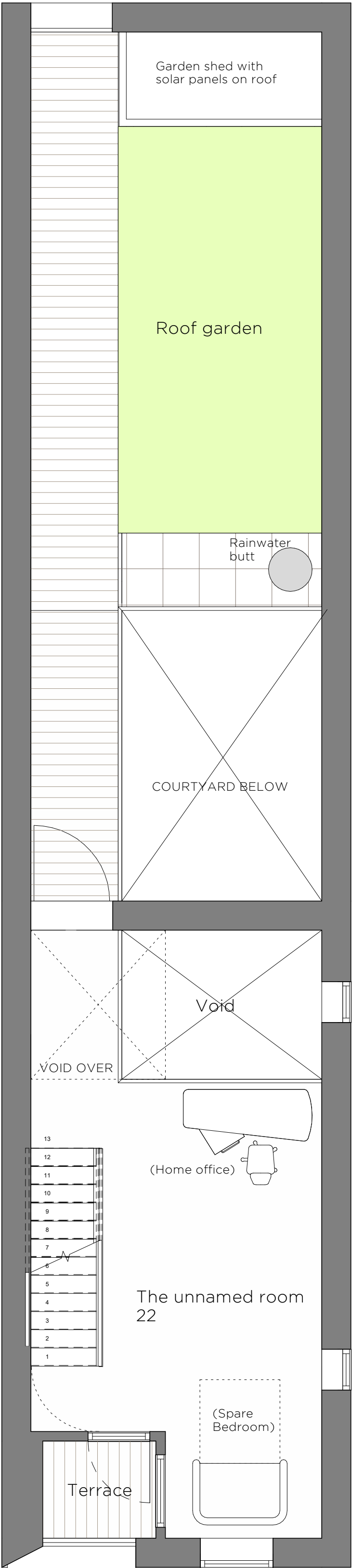
GIFA: 94 sqm  
Built-in storage included: 2sqm

COMPARABLE NATIONALLY DESCRIBED  
MINIMUM SPACE STANDARDS:  
2b4p: 79+9= 88sqm  
3b4p: 90sqm

<sup>2</sup> The way we live now: What people need and expect from their homes. Ipsos Mori and RIBA 2012  
<sup>3</sup> Office for National Statistics. Statistical Bulletin. Families and households, 2014. Dated 28 January 2015.



0 2.5m



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## Younger families

CONCEPT:

Family make-up is more diverse than ever before, with more single parent families<sup>4</sup>, more working mothers and increased numbers of same-sex parents. However, fertility has risen again. At the start of this century, a hypothetical average British woman had just 1.63 children over her lifetime. Now she has 1.95. The universal issue for all family types is the importance of shared family time and access to safe external space<sup>6</sup>.

Key space:

**the breakfast room linked to a private garden**

- Breakfast is the family meal of the day where everyone is at home and can eat together. A working parent may make it home for bedtime but will likely miss a young child's supper. In the Top to Tail terrace, the focus on breakfast as family time and the easy supervision of play space is supported by design.

## DESIGN DEVELOPMENT:

The layout of the house has been refined to ensure there is a fluidity of space suited to a young family's gentle hubbub.

At ground floor the open arrangement enables the breakfast room to become the heart of the house. Connection between floors and a large family bathroom ensure easy supervision and a feeling of security.

Small moments of calm can be found in the small study niche or on the master bedroom's private top terrace.

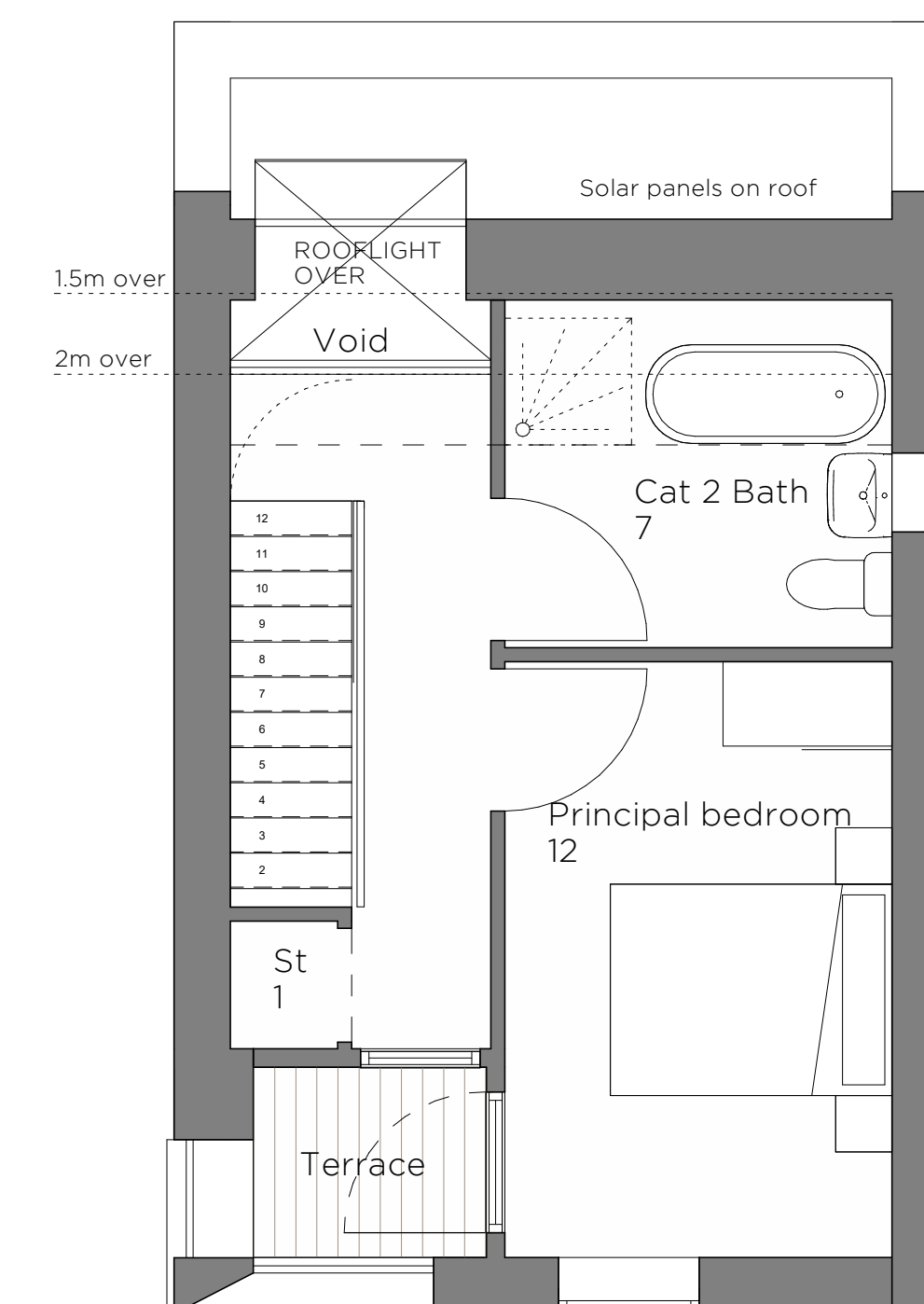
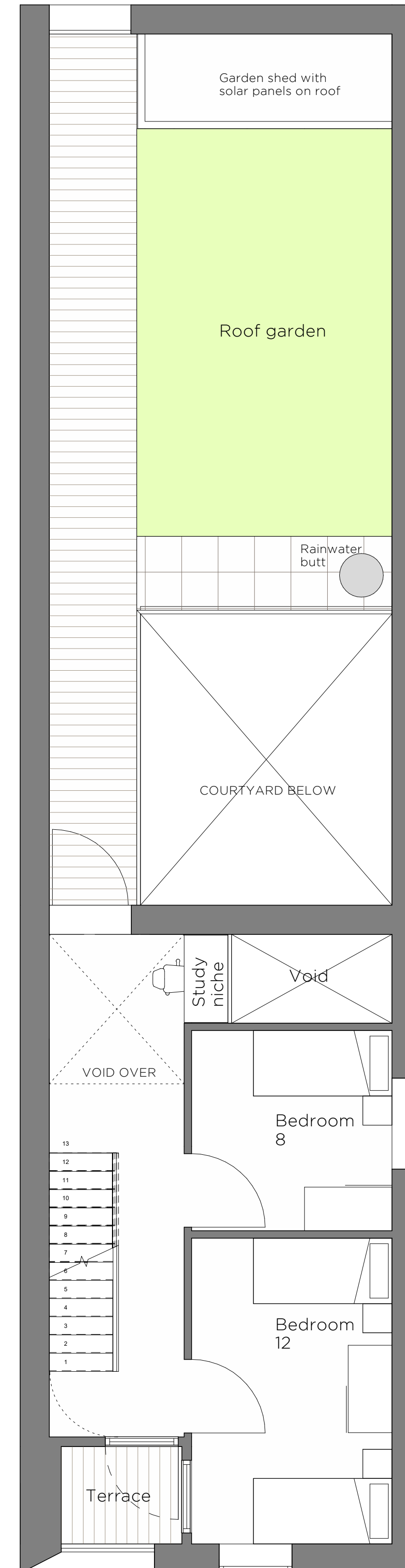
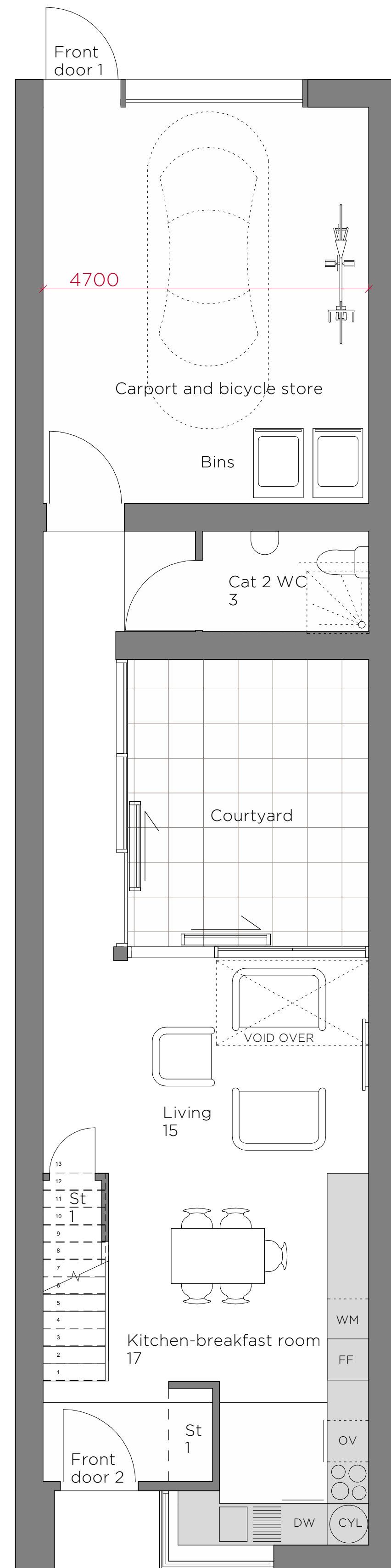
GIFA: 112 sqm

Built-in storage included: 3sqm

COMPARABLE NATIONALLY DESCRIBED  
MINIMUM SPACE STANDARDS:

3b5p: 99sqm

4 [www.gingerbread.org.uk](http://www.gingerbread.org.uk)  
5 *The post-nuclear age. The Economist*. 16 March 2013.  
6 *The way we live now: What people need and expect from their homes. Ipsos Mori and RIBA*  
2012



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# Older families

## CONCEPT:

One of the key worries that parents have for their older children is how to cope with the influx of technology, gadgets and social media into their lives.<sup>7</sup> Increasingly, devices replace books in the educational world and more of life is conducted through ipads. All the family need space to retreat from the world, but safety and face-to-face communication are also critical to healthy family life.

Key spaces:  
**smart homework bars**

- The children can plug-in to a dedicated space for their studies which can be also be overseen by parents. In the Top to Tail terrace, the careful balance of allowing young people breathing space and privacy whilst keeping them safe and “on-track” is supported by design.

## DESIGN DEVELOPMENT:

The layout of the house has been refined to define a number of different areas that can be used concurrently for the various activities that make up the life of an older family.

Homework bars are easily supervised but located to encourage concentration. The sliding wall on the ground floor allows division of functions and space when desirable.

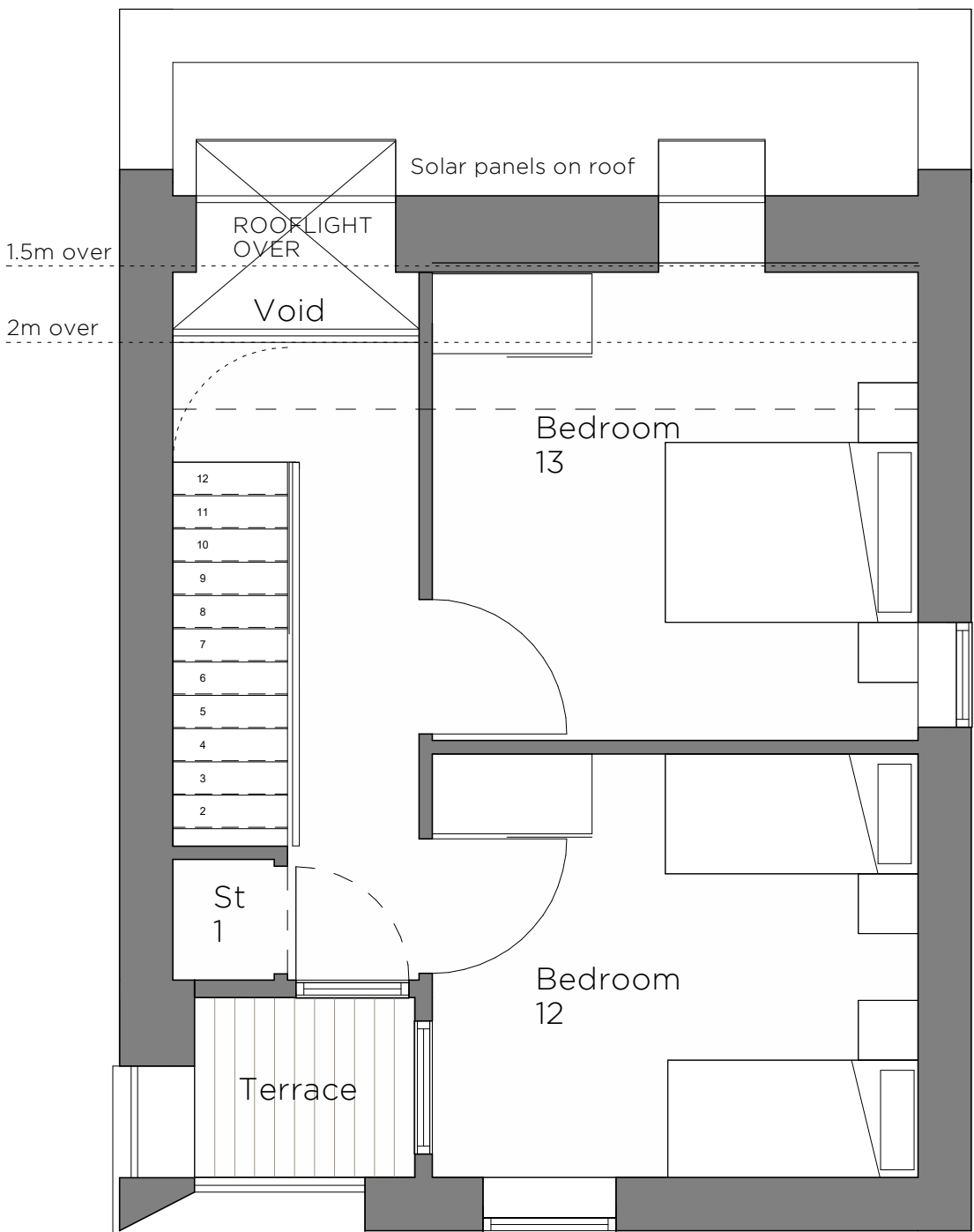
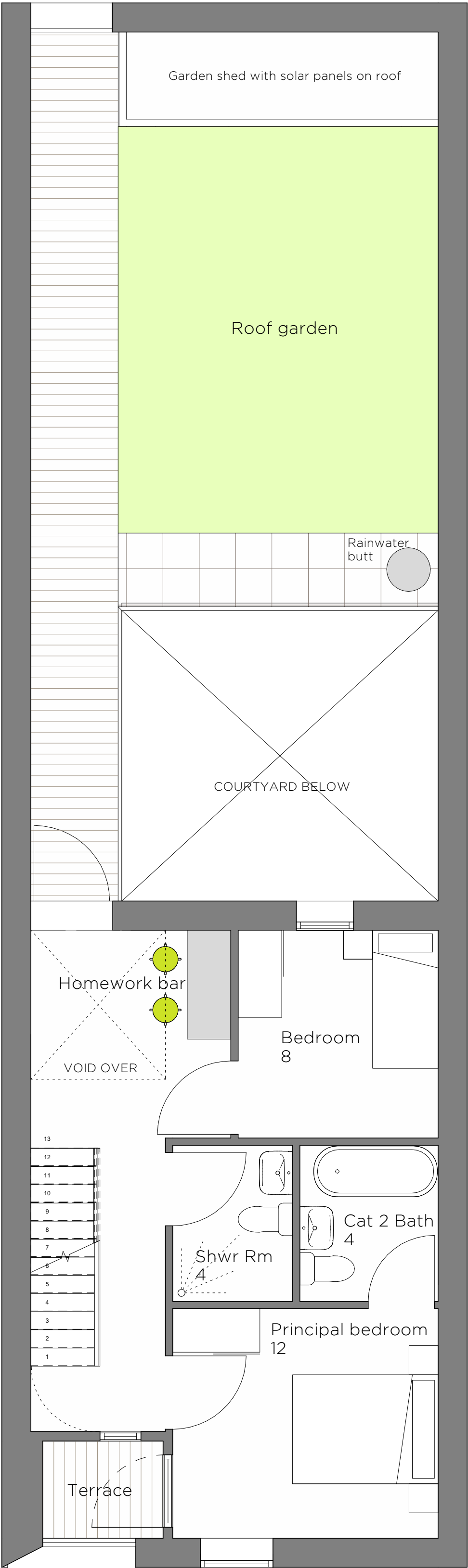
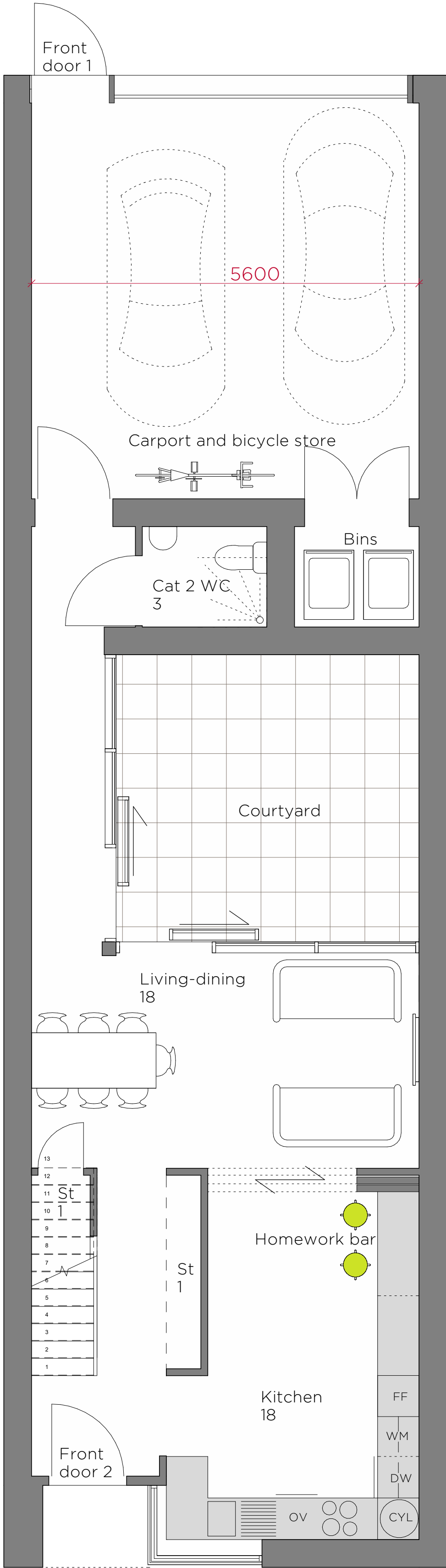
The principal bedroom has an ensuite bathroom and terrace. One of the top bedrooms can be used as a double if required.

GIFA: 134 sqm  
Built-in storage included: 3sqm

COMPARABLE NATIONALLY DESCRIBED  
MINIMUM SPACE STANDARDS:  
4b6p: 112 sqm  
4b7p: 121sqm

7 Life before and after Facebook. Suzanne Franks. The Guardian Saturday 3 January 2015

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# Multi generational families

## CONCEPT:

As Kate Mosse<sup>8</sup> puts it: “Not for us, the silence of the empty nest”. Multi generational households are the fastest growing household type in the decade to 2014<sup>9</sup> and often come about by necessity. Financial hardship<sup>10</sup> and an ageing population are both critical factors in this increase. However, if there is sufficient space for all family members, the support and education of sharing a home across generations can be a joyful and positive experience. After all it has been shown that the children who “do best” are children of always single mothers in multi-generational homes.<sup>11</sup>

Key spaces:

### enhanced bedrooms

- Family members and couples have increased retreat space and facilities to complement shared living space. Private external spaces, small sitting areas with tea-points and multiple bathrooms create suites that are like small studios. In the Top to Tail terrace, the pressures of daily life within an extended family setting are eased by design.

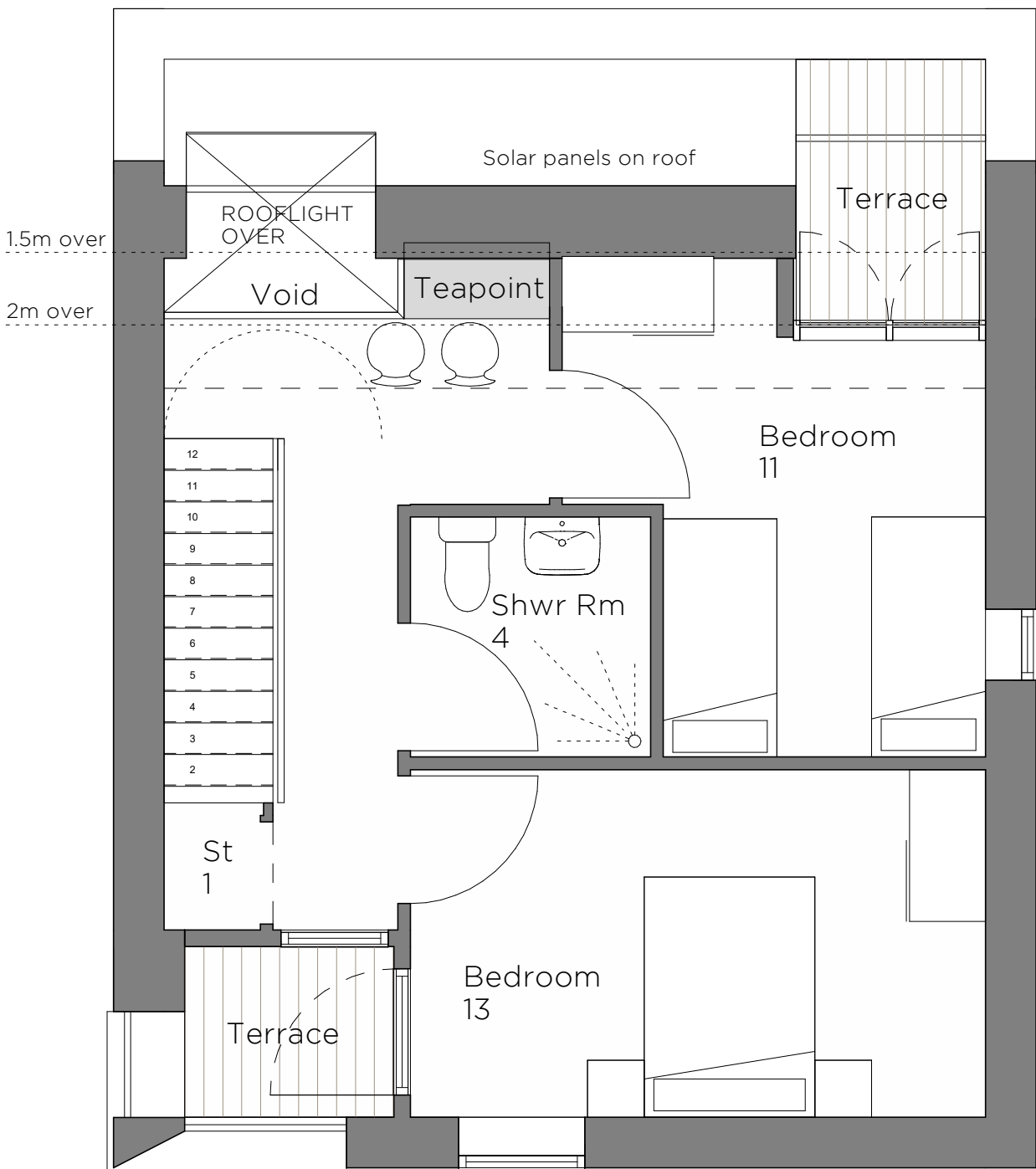
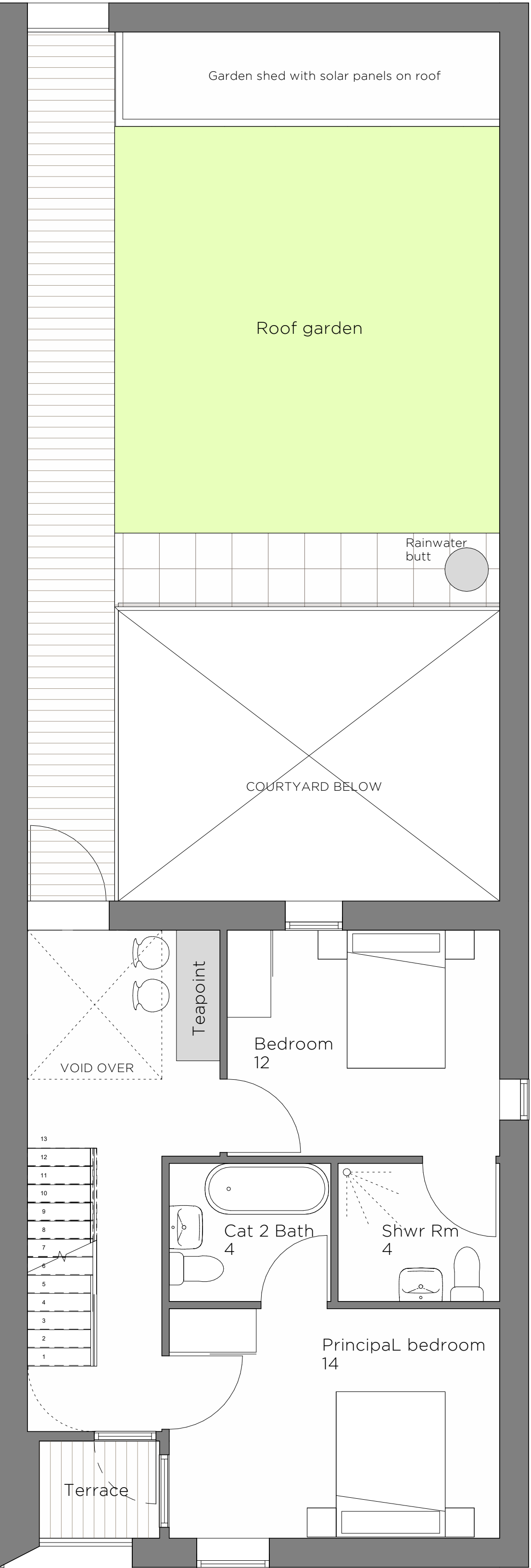
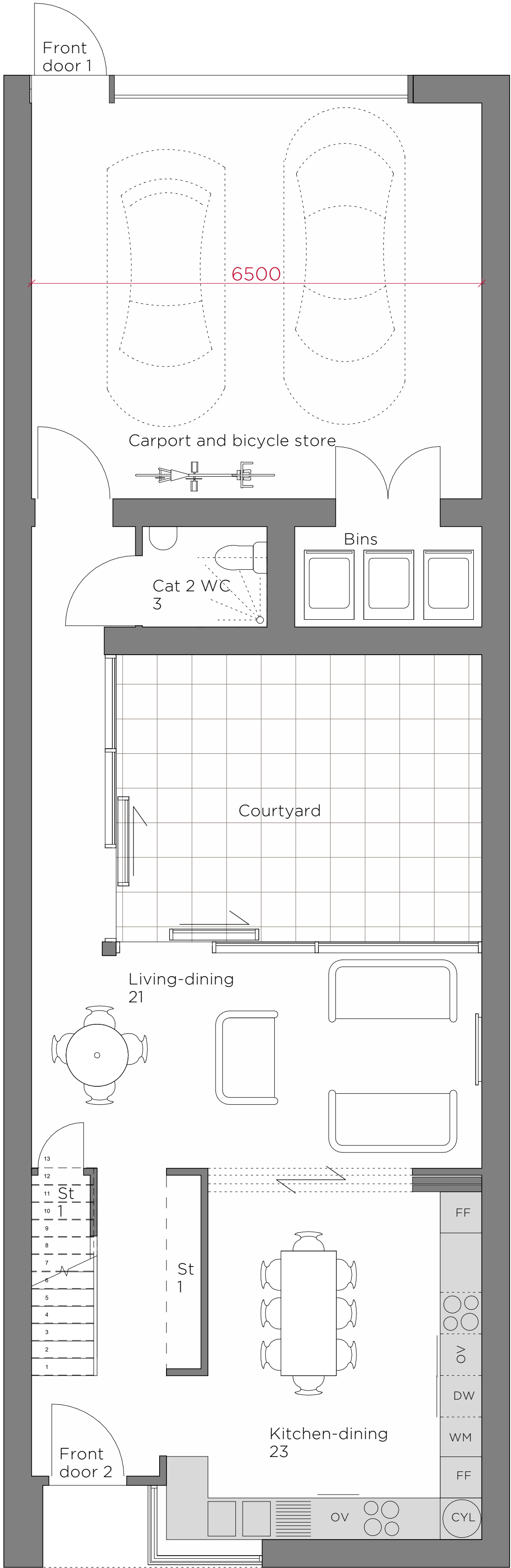
## DESIGN DEVELOPMENT:

The layout of the house has been refined to balance the generosity of the flexible communal rooms with a sequence of upper floor spaces that can be used independently by family members. The kitchen has double provision of key equipment to allow more than one meal to be prepared at once. The tea points and terraces provide additional enhanced accommodation and ease pressure on the ground kitchen-dining space.

GIFA: 154 sqm  
Built-in storage included: 3sqm

COMPARABLE NATIONALLY DESCRIBED  
MINIMUM SPACE STANDARDS:  
4b8p: 130 sqm

<sup>8</sup> Never mind Prince George, the multi generation family is quite common. Yvonne Roberts. The Guardian 27 October 2013.  
<sup>9</sup> Office for National Statistics. Statistical Bulletin: Families and households, 2014. Dated 28 January 2015.  
<sup>10</sup> Austerity: the rise of the Royle family lifestyle. Patrick Butler. The Guardian Tuesday 6 December 2011.  
<sup>11</sup> Discrimination against single parents has vast implications for their children. Bella DePaulo. The Guardian Friday 13 March



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