AYLESBURY CURRENTLY UNDER CONSTRUCTION

CRYSTAL PALACE CASE STUDY - CURRENTLY UNDER CONSTRUCTION

A new housing typology

COURTYARD HOUSE

CONCEPTUAL IMAGES

LIVIN HOME CROSS PLATFORM M HAUS COURTYARD HOUSE FAST HOUSE CAN FLOAT HOUSE

GERAGHTY TAYLOR
A new housing typology

January 2014

CRYSTAL PALACE

CASE STUDY - CURRENTLY UNDER CONSTRUCTION

GERAGHTY TAYLOR

LIVINHOME

c.a. new housing typology

MHAUS

COURTYARD

FASTHOUSE

CANFLOATHOUSE
THE UK's HOUSING CHALLENGE

CONCEPTUAL DIAGRAMS

TRADITIONAL HOUSE

Restricted plan

- Central core circulation
- Traditional layout configuration
- Accommodation around core

Restricted layout

- Limited construction flexibility & adaptability
- Customized & adaptable core that facilitates varying design solutions (traditional/modern)
- Adaptable & dynamic layouts with minimum intervention (vertically and horizontally)
- Designed for transition, meeting the needs of the owner over time
- Economically & socially sustainable
- Scalable model suitable for different functions and combinations e.g. Housing, Retail and Office...in various urban contexts

LIVINHOME

Open plan

Designed for intelligent serving

Additional accommodation and amenity areas

Multiple layout variations

LIVINHOME

A new typology for homes and communities in transition

THE DESIGN SHIFT

MOVE THE STAIR

Family Transitions

Personal Transitions

Community Transitions

WHY THIS STRATEGY?

CORE CONCEPT

By relocating the stair Livinhome brings the flexibility and adaptability needed for fully customised solutions using different layouts. Independent access to different floors is provided without having to enter accommodation areas.

FLEXIBILITY

Livinhome provides a flexible model for accommodation that can change from a house, to a duplex, to single apartments or even offices and retail.

ADAPTABILITY

By means of an adaptable layout, Livinhome provides a solution that meets specific cultural and personal needs.

FLEXIBLE FLOOR PLATE

THE MARKET SOLUTION

DENSITY

Livinhome offers low rise, high density housing. The design is transferable, scalable and suitable for single houses through to urban blocks.

VARIABLE ELEVATIONS

Livinhome provides variable building forms and elevation designs to suit different contexts.

FLEXIBLE URBAN FORM

House

Duplex / Flats

Office

Retail

TYPOLOGY

Livinhome provides a flexible typology that responds to changing needs and demands. It achieves this by facilitating easy vertical and horizontal movement and adaptation.

VARIABLE URBAN FORMS

Livinhome provides small and large scale buildings that easily change use as its occupants or even its neighbourhood needs evolve over time.

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Vertical division

Horizontal division

Vertical and horizontal divisions

Number of storeys

Density levels

Urban block

Terrace

Semi-detached

House

1 - 3 storeys

1 - 3 storeys

1 - 3 storeys

4 - 8 storeys

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CASE STUDY

CRYSTAL PALACE, LONDON

LIVINHOME

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LIVINHOME

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CROSS

PLATFORM
**Elevations and appearance**

Cross Platform Architecture

A new template for buildings and communities is transition

- There is a need for new housing and building products that are better suited to diverse demographics and rapidly changing socio-economic forces
- Increasing role of technology in social and business interaction
- Shortage of land – the need for higher development densities and mixed use with variable appearance
- Buildings are increasingly required to be adaptable flexible assets

**Cross Platform Architecture**

The Cross Platform template is suitable for multiple building types. The Cross Platform template does not constrain elevation design. The appearance of buildings remains subject to specific project needs.

**Density and urban form**

- Sustainable Homes. Design standards can be modified to meet changing requirements can be efficiently modified to meet changing requirements
- Vertical distribution of occupied areas. Individual living or work area sub-divisible. The circulation strategy allows for the horizontal and vertical transitions

**Sustainable Homes**

- Lifetime Homes, and Secured by Design, Building for Life, the Code for Sustainable Homes. Design development

**Design development**

- Planning approved
- Under construction
- March, 2015

**Case studies**

- London: Salford GU10 3FL, 2 bedroom, 2 bathroom duplex
- Crystal Palace, London, SE18 3FL, 2 bedroom, 2 bathroom duplex
- Sittingbourne, Kent, ME9 3FL, 2 bedroom, 2 bathroom duplex
- Buckinghamshire: Aylesbury, Buckinghamshire, HP21 2EE, 2 bedroom, 2 bathroom duplex
- Sittingbourne, Kent, ME9 3FL, 2 bedroom, 2 bathroom duplex

**Plots**

- Plot 2: £350,000
- Plot 3: £390,000
- Plot 4: £450,000
- Plot 5: £550,000

**Plans and elevations**

- Floor plans and elevations for various buildings and communities

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**January 2016**
A new typology for homes and communities in transition

DESCRIPTION

What is the our design objective: To offer new housing typologies to the market

SINGLE/SHARED
- FLATS
- STUDIO
- SHARED FLATS
- SHARED HOUSES

FAMILY HOUSING
- TOWN HOUSE
- TERRACED
- DETACHED & SEMI

EXISTING DEMAND

WHO IS THE MARKET?
- Empty nesters (18 - 80) Down sizes (55+)

18 years age - 35 years age

.short-medium time scales occupancy

Evolution of housing need

SINGLE / SHARED ACCOMODATION

FAMILY ACCOMODATION

THE UK’S MARKET DEMANDS

240k new homes per year

Do we have the sufficient types to meet the needs of society?

Long gone are the days where individuals or families purchased or rented a single property for life. Most people want to live somewhere that allows us to connect and support our personal and social networks and aspirations. The place we call home should allow us to nurture and improve our lives, be accessible and affordable and provide a sense of comfort and delight.

THE CHALLENGE

What is the future housing strategy?

Our dwellings must contribute to the development and maintenance of human dignity. What is dignity? It means something different to almost everyone, but what all will probably agree on is that it gives us a feeling of safety and security, it is tangible and delightful, and it helps build confidence.

PERSONAL RETURNS

SOCIAL NEEDS

PERSONAL NEEDS

QUALITY & SUITABLE DWELLING

THE MARKET SOLUTION

WHY THIS STRATEGY?

CONCEPT

MHAUS is a traditional design solution with a contemporary and technological input.

SPATIAL OCCUPANCY / DENSITY

MHAUS is a modular scheme of accommodation that provides an increase of average density levels (population) per linear meter.

TECHNOLOGICAL SOLUTIONS

By means of technological design solutions, MHAUS provides a scheme that meets all UK building requirements and housing standards.

1 BEDROOM FLAT (50 m²)

Entrance hall: 3.15 m²
Bathroom: 4.40 m²
Bedroom: 12.00 m²
Living, dining and kitchen: 27.63 m²

2 BEDROOM FLAT FOR 4 PERSONS (70 m²)

Kitchen and dining: 11.00 m²
Bathroom: 5.60 m²
Bedroom 1: 12.00 m²
Bedroom 2: 12.00 m²
Living room: 21.00 m²

GERAGHTY TAYLOR LIVING HOME MHAUS COURTYARD FASTHOUSE CANFLOATHOUSE

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M HAUS
1 BEDROOM FLAT (50m²)

**INTERNAL AREAS**

- Entrance hall: 3.57 m²
- Bathroom: 4.40 m²
- Bedroom: 12.00 m²
- Living, dining and kitchen: 27.63 m²

**KITCHEN FURNITURE SCHEDULE**

- CYL: Hot Water Cylinder
- FF: Fridge/Freezer
- S: Sink
- H: Hoven/Hob
- WM: Washing Machine
- DW: Drawer
- BU: Base unit
- RB: Recycle Bins

**BEDROOM**

- Flat bed capacity: 2 persons

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M HAUS
2 BEDROOM FLAT FOR 4 PERSONS (70m²)

**INTERNAL AREAS**

- Kitchen and dining: 12.60 m²
- Bathroom: 6.00 m²
- Bedrooms: 12.00 m²
- Living room: 21.00 m²

**KITCHEN FURNITURE SCHEDULE**

- CYL: Hot Water Cylinder
- FF: Fridge/Freezer
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**BEDROOM**

- Flat bed capacity: 4 persons
**COURTYARD HOUSE**

**INTERNAL AREAS**

- Kitchen and dining room: 14.43 m²
- Bathroom: 3.80 m²
- Living room: 17.85 m²
- Corridor: 10.36 m²
- Bin storage: 1.20 m²

**EXTERNAL AREAS**

- Courtyard: 20.00 m²

**Flat bed capacity:** 5 persons

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<table>
<thead>
<tr>
<th>Area</th>
<th>Size</th>
</tr>
</thead>
<tbody>
<tr>
<td>Kitchen and dining room</td>
<td>14.43 m²</td>
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<tr>
<td>Bathroom</td>
<td>3.80 m²</td>
</tr>
<tr>
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<tr>
<td>Bin storage</td>
<td>1.20 m²</td>
</tr>
</tbody>
</table>

**EXTERNAL AREAS**

- Courtyard: 20.00 m²
COURTYARD HOUSE

INTERNAL AREAS

Bedroom 1: 13.86 m²
Bedroom 2: 12.00 m²
Bedroom 3: 8.50 m²
Bathroom: 4.40 m²
Storage: 2.00 m²
Corridor: 9.90 m²

Flat bed capacity: 5 persons

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Corridor: 6.40 m²
Exterior space 1: 22.70 m²
Exterior space 2: 20.50 m²
Flat bed capacity: 5 persons
INTERNAL AREAS

Corridor: 6.40 m²
Bedroom: 16.84 m²
Bathroom: 4.40 m²

EXTERNAL AREAS

Exterior space 1: 22.70 m²

Flat bed capacity: 5 persons

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AYLESBURY
CURRENTLY UNDER CONSTRUCTION

INTERNAL AREAS
Living and dining room: 24 m²
Bathroom: 4 m²
Entrance / Staircase: 6 m²
Kitchen: 11 m²

Floor bed capacity: 0 persons

FAST HOUSE
GROUND FLOOR
Living and dining room
Bathroom
Staircase
Entrance
Kitchen

GERAGHTY TAYLOR LIVINHOME MHAUS COURTYARD FASTHOUSE CANFLOATHOUSE

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INTERNAL AREAS

Storage: 2 m²
Utility room: 3 m²
Bedroom: 12 m²
Staircase: 8 m²

Floor bed capacity: 2 persons
The building is designed to rise up in the event of flooding.

No damage to the house
Property can be insured
Mortgageable
Sustainable

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**Ground Floor**

- Living Room: 19 m²
- Toilet: 5 m²
- Lobby: 6 m²
- Kitchen: 10 m²
- Dining Room: 13 m²
- Utility Room: 2 m²

**Flooded Conditions**
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LIvInHoMe
CROSSplATfORM
MHAUS
COURTYARD HoUsE
FASTHoUsE
CanfloatHoUsE