

PRP



**NEW
FLAT
TYPOLOGIES**

**To Future –
Proof Urban Living**

Foreword by Manisha Patel, Senior Partner at PRP

As we gaze into the kaleidoscope of urban life, we see the ebbs and flows of changing family dynamics, evolving societal patterns, and most recently, a fundamental shift in how we understand and interact with our homes. The urban home is no longer merely a place of rest but also a hub of activity – a place of work, a classroom, a social venue. At PRP, we are keen observers and proactive responders to these shifts, a commitment that has led us to the creation of eight new flat typologies – a blueprint for urban living that anticipates and responds to these evolving dynamics.

We have entered an era where homeworking is the new norm, and multigenerational living is becoming a necessity for many rather than an option. Our designs place a paramount emphasis on flexibility and adaptability, creating spaces that allow for productivity and relaxation in equal measure. The growing trend of younger individuals returning to their family homes due to rising living costs has inspired us to create shared yet intimate spaces that respect the need for both independence and community.

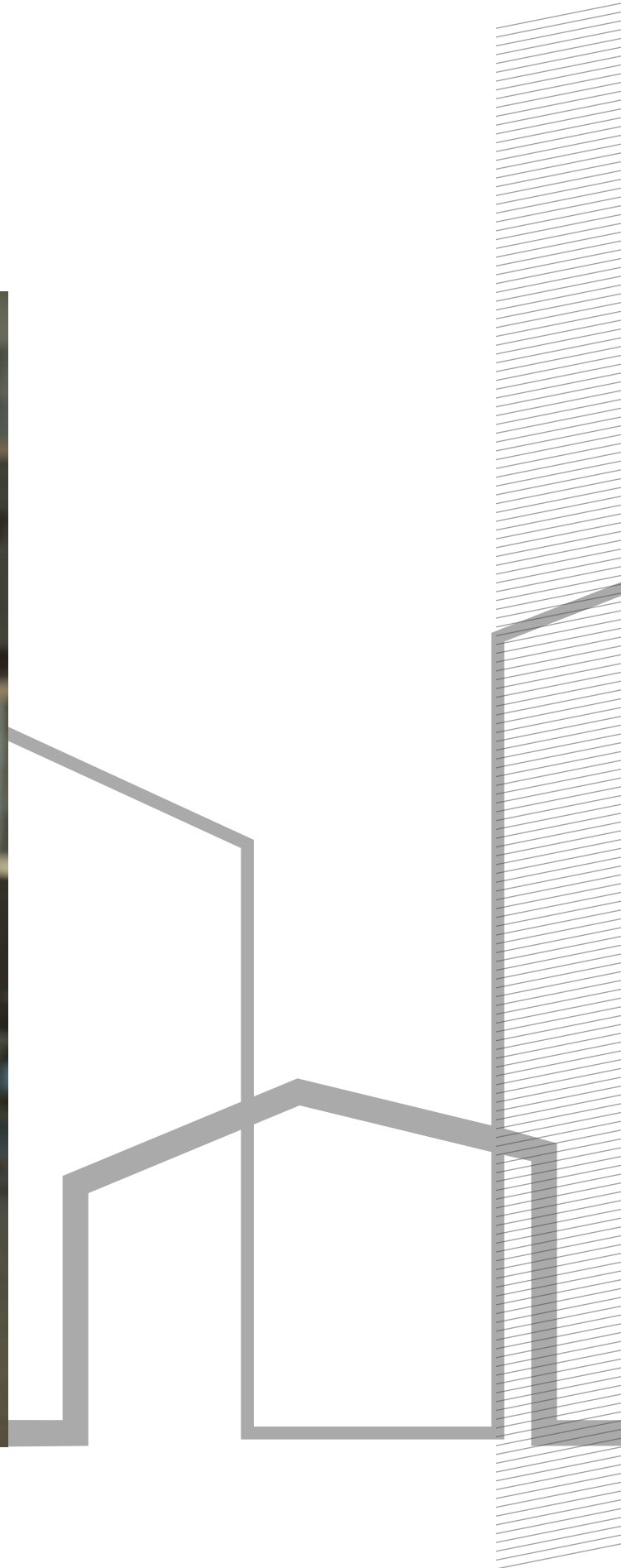
We are proud to introduce these typologies but are aware that our task is far from complete. The state of the UK housing market is such that it often provides limited options, thereby restricting the ability of individuals and families to choose homes that truly fit their needs. Our vision is to stimulate diversity and choice by developing a range of housing options that cater to a wide variety of societal needs – young professionals seeking work-life balance, entrepreneurs fostering innovation, or larger families in search of space that facilitates both togetherness and privacy.

Flat living should not be the last resort but a first choice. By integrating our eight typologies into a masterplan that fosters intergenerational living, we aim to create sustainable and diverse communities that will flourish for years to come. Our ultimate goal is to present a universal flat design that can be adapted as per local needs, seamlessly incorporating all design standards and making every flat a home.

The challenge we have accepted at PRP is to bring the spirit and quality of living in a house with a garden into the urban flat environment. We are committed to transforming flat living into a mainstream lifestyle that offers the same comforts and luxuries as any other living arrangement.

As we present these pioneering designs, our ambition is that no one loses out in the evolution of urban living. We hope to inspire and guide a revolution in the design and architecture industry, one where the quality of urban living is enhanced, diversified, and future-proofed.

Manisha Patel, Senior Partner



Universal homes

The universal typology brings together all accessibility standards into one home that is suitable for all age groups and needs, allowing you to age in place. It integrates principles of general needs homes, wheelchair accessible standards as well as extra care good design principles that create later living-friendly accommodation



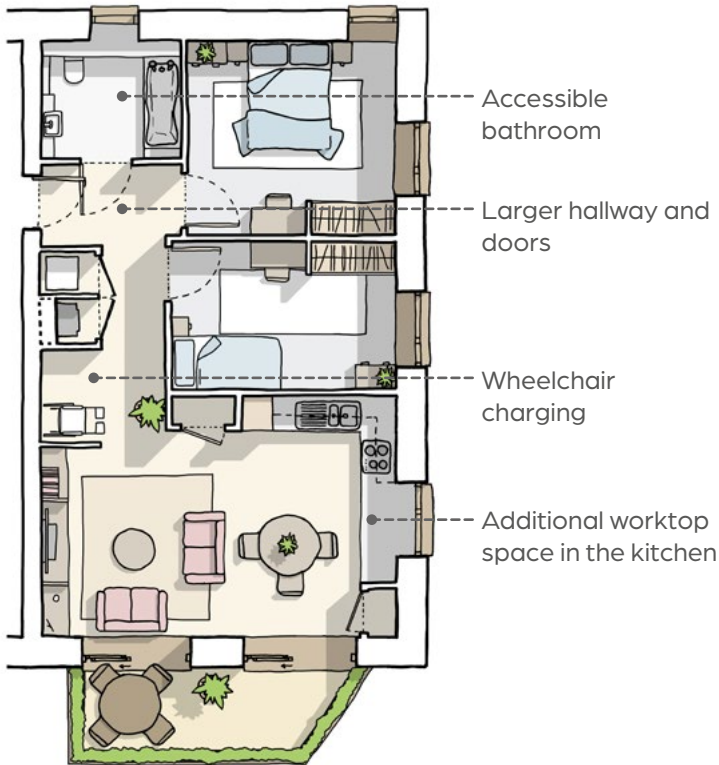
Downsizers/
Later living/
Extra care



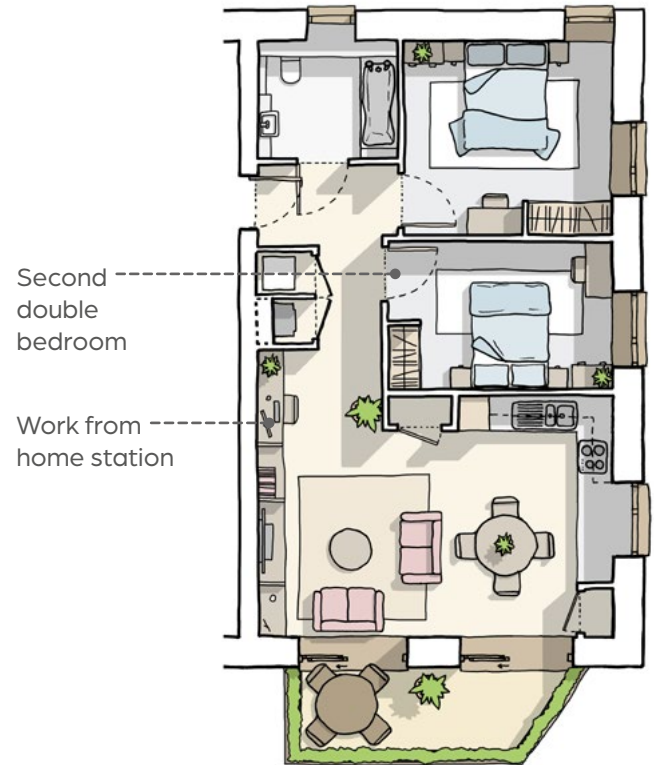
Young
family



Wheelchair
users



Wheelchair accessible/extra care home



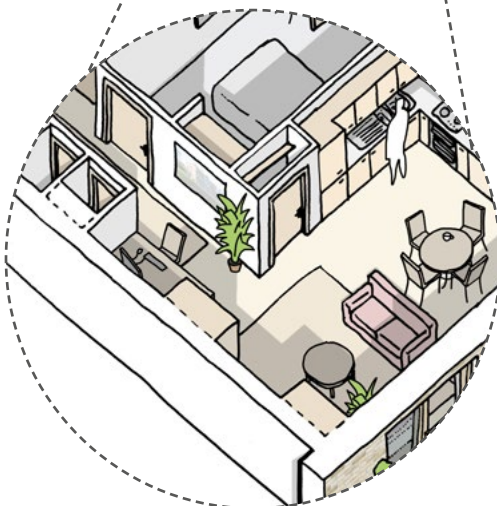
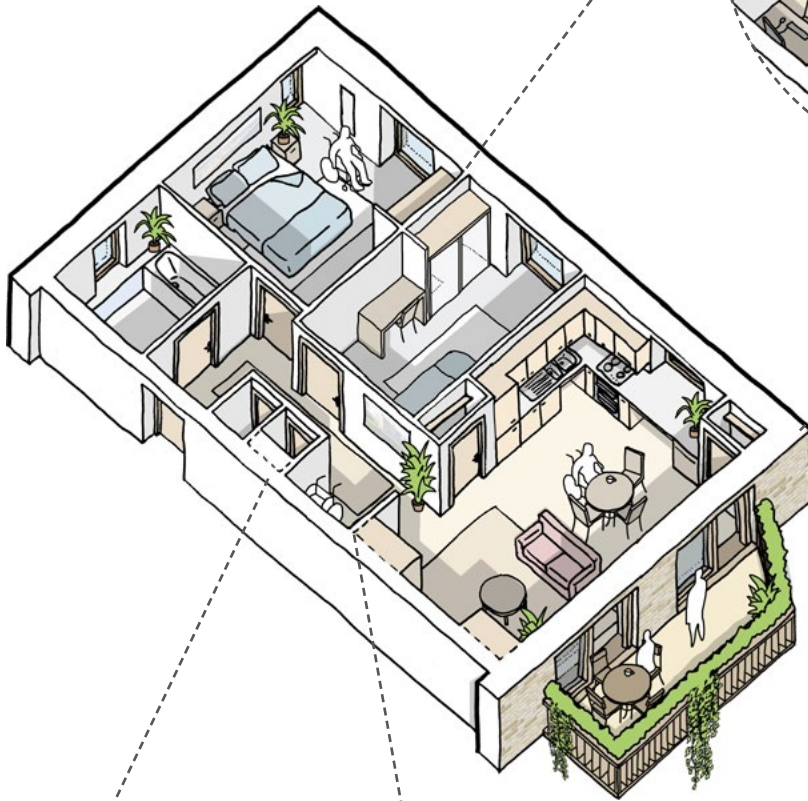
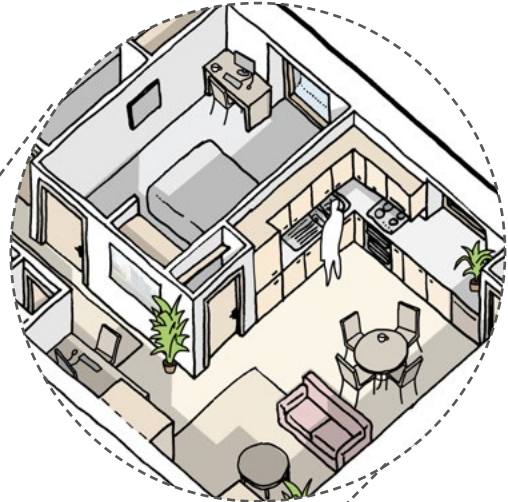
General needs/independent living

Lifestyle adaptations:

Integrated wheelchair storage
and adaptable kitchen counter

General needs

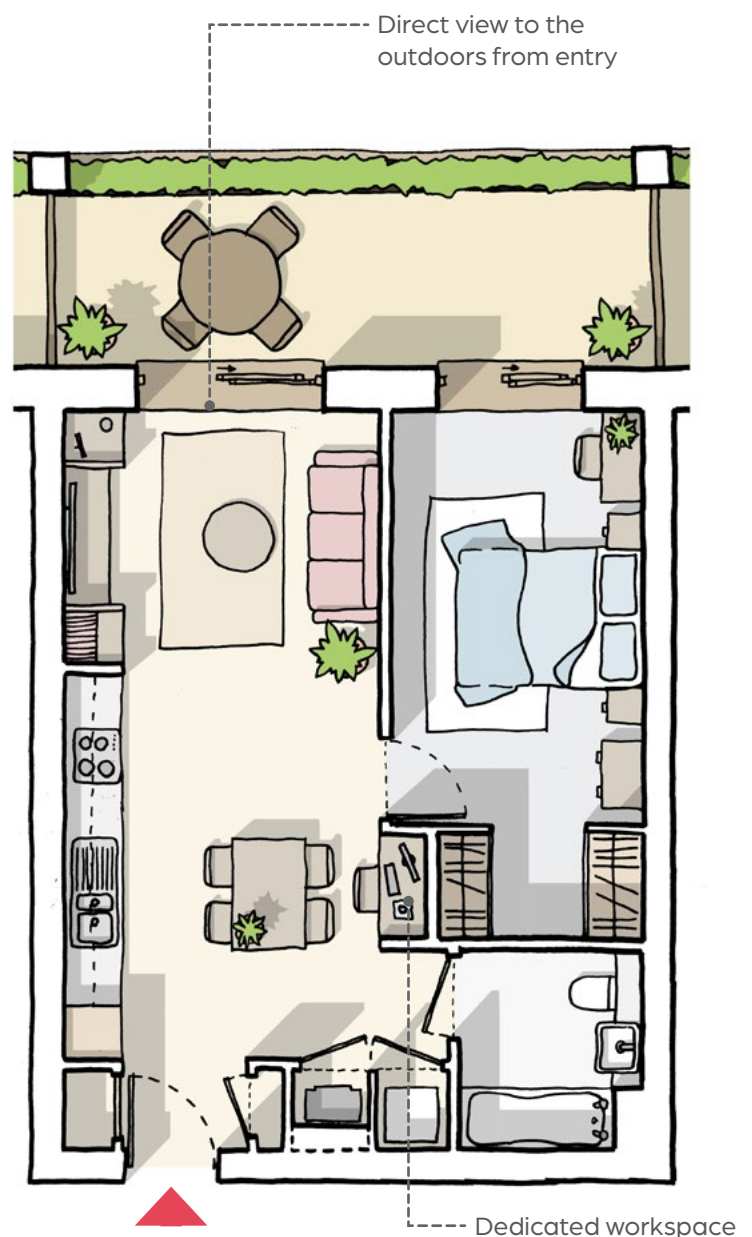
Single bedroom to double bedroom
Lower kitchen cabinet units added



General needs: wheelchair charging
point becomes work-from-home space

Young professionals and downsizers

The studio and one-bedroom flats will provide young people the opportunity to continue to live in London close to their families and will allow older residents to live independently in homes suitable for them. These homes integrate dedicated desk spaces, generous outdoor amenity and flexible living-kitchen-dining areas.

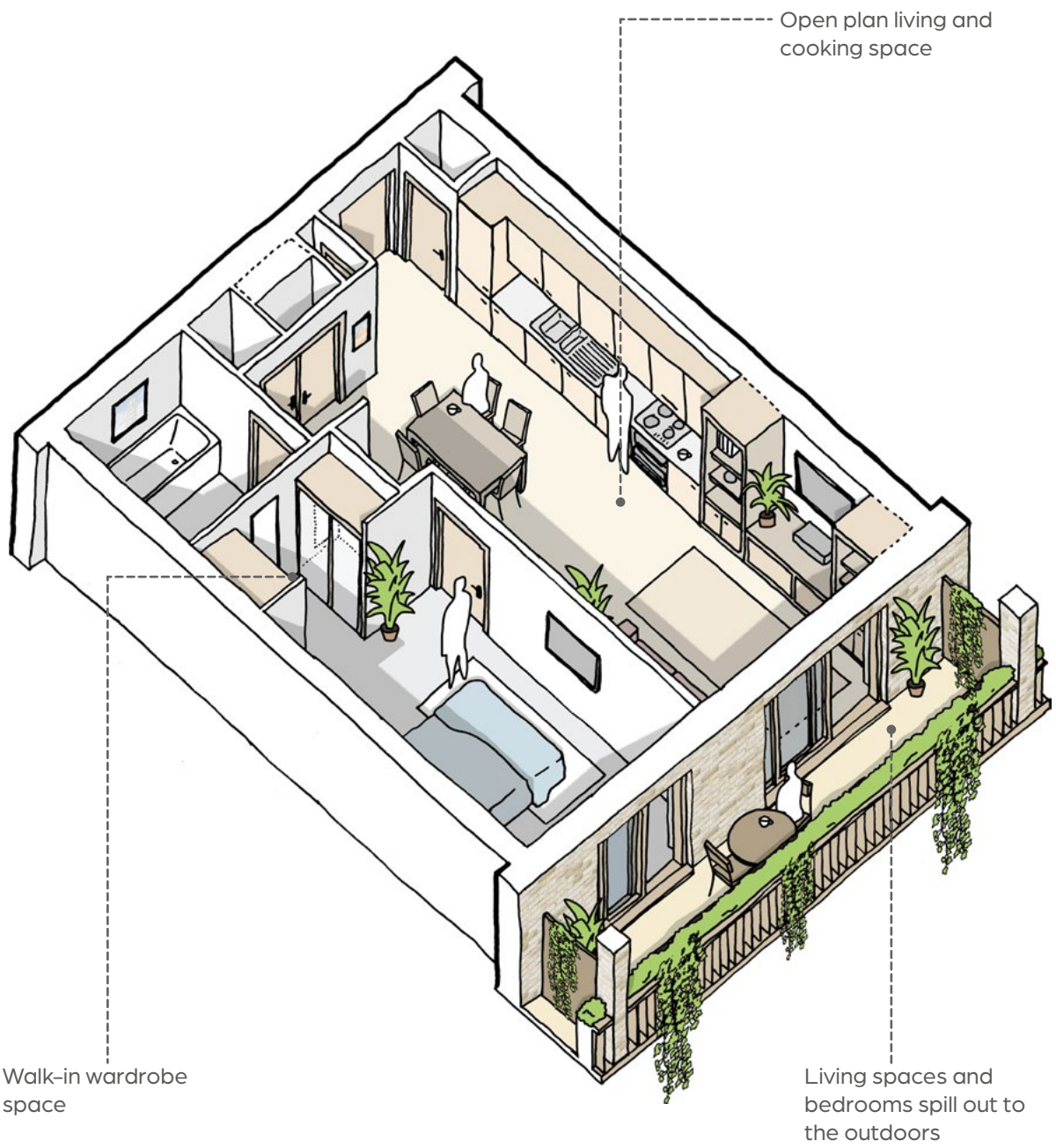


Lifestyle choices:

Open or close bedroom space; Open plan or separate living space.



Young professionals





Homes for all

Two- and three-bedroom flats with flexible kitchen-dining-living spaces at the core. Their design will allow families to spend time together as well as apart, providing each individual with some personal space when needed.

By using double/folding doors, the living spaces can open and close to allow families and their guests to socialise in different forums. The bedrooms are located away from each other, providing increased privacy for family members.

Lifestyle choices:

Open or close bedroom space; Open plan or separate living space.

Outdoor amenity connects to both the living and kitchen

Dual aspect kitchen-dining space

Dual aspect living room

Doors to join or separate living from kitchen/dining

Second bedroom as double or twin

Flexible wall unit can accommodate desk space

En-suite to master bedroom

Washing machine and utilities in hallway dedicated cupboard

Family bathroom

Storage next to entrance



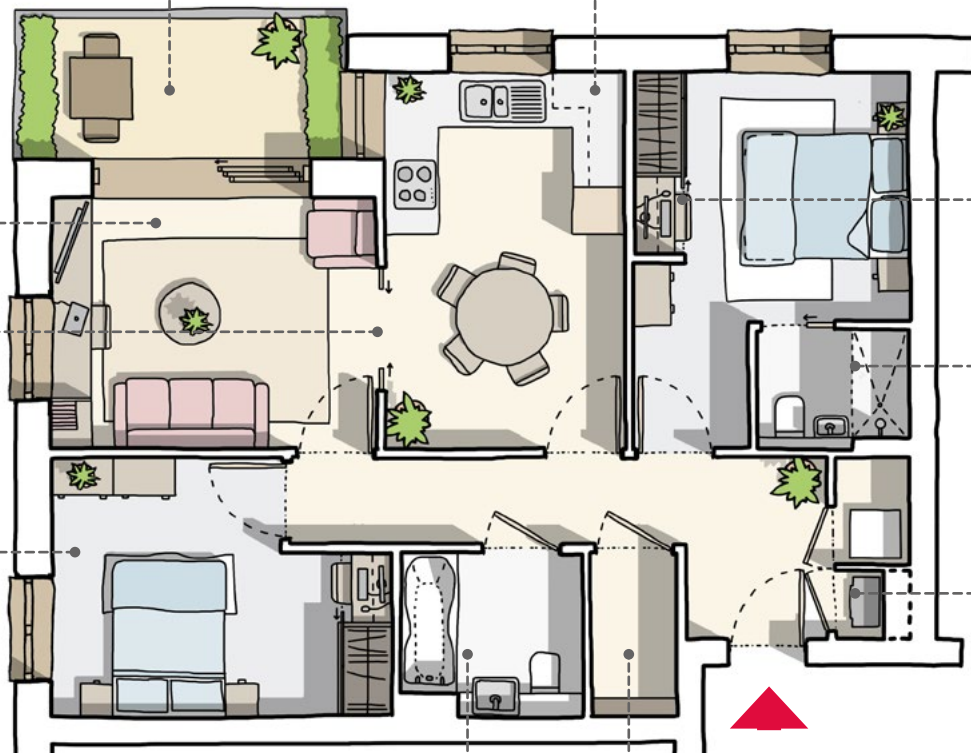
Student sharing

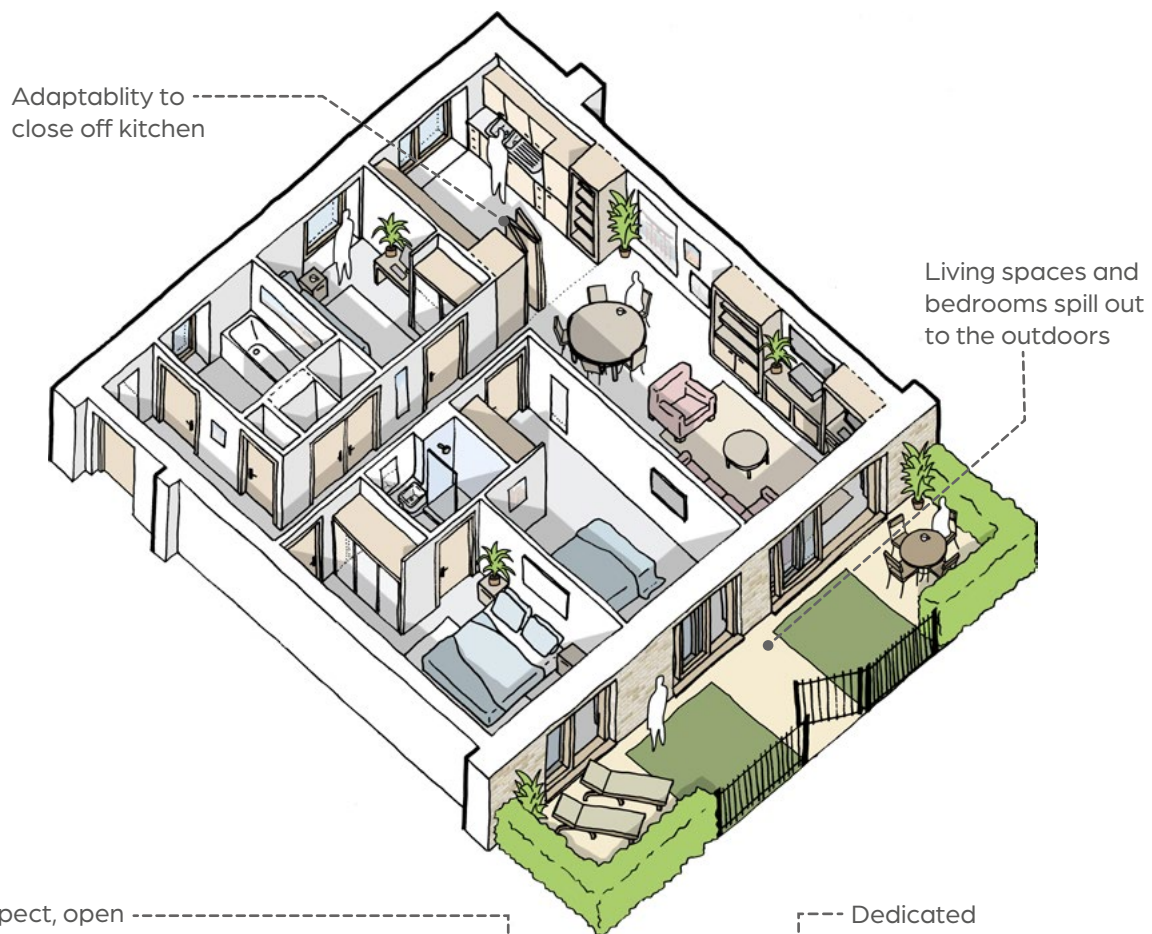


Young family



Young professionals



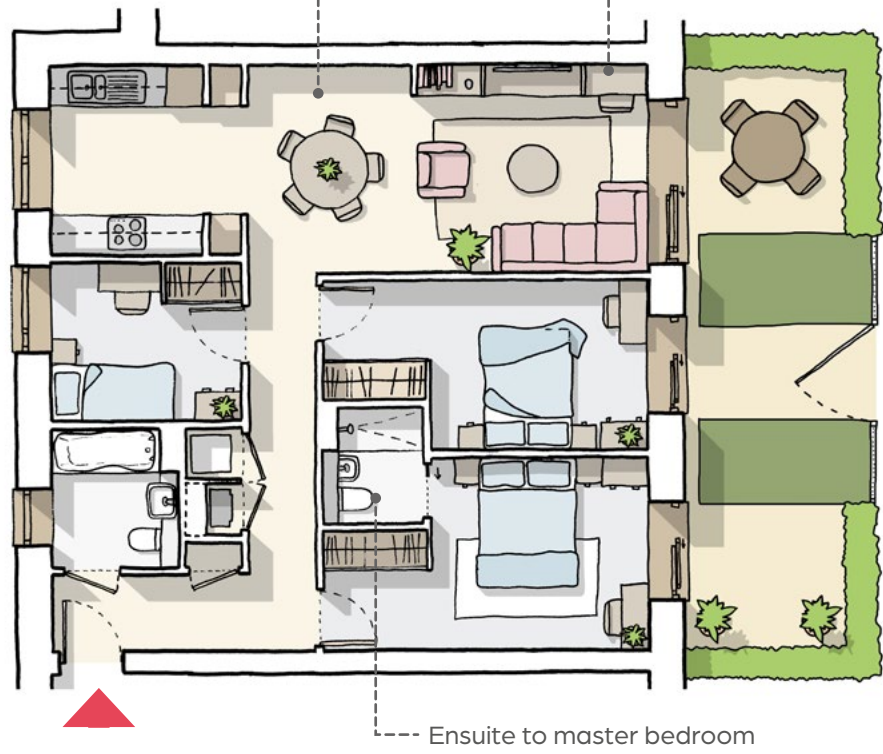


Adaptability to close off kitchen

Living spaces and bedrooms spill out to the outdoors

Dual aspect, open plan living and cooking space for large family interactions

Dedicated workspace



Ensuite to master bedroom



Homes for the entrepreneur

This live-work duplex is perfect for self-employed families that require a work-from-home office or workshop space. Provided with two separate entrances for home and office, the entrepreneur typology can benefit from a balanced live-work lifestyle, while the rest of the family has all home facilities required, including flexible kitchen-dining-living spaces, large outdoor amenity and a dedicated study space at first floor for children or spouse.



Teenage children



Larger family

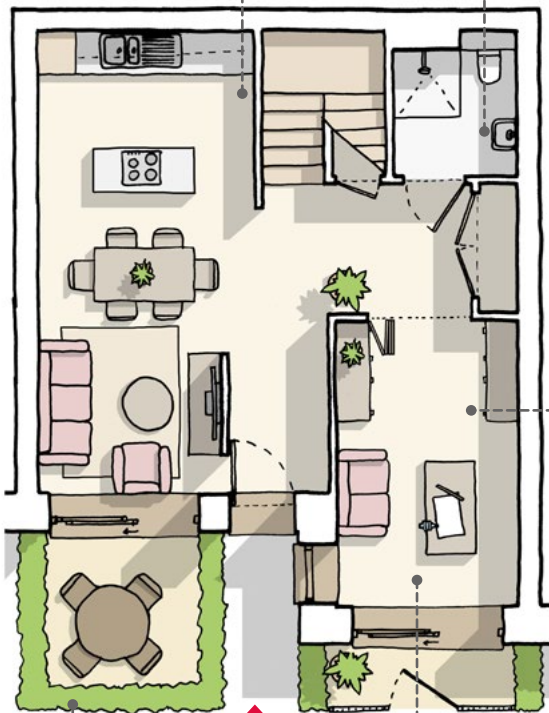


Freelance parent

Flexibility to open or close kitchen from living-dining area

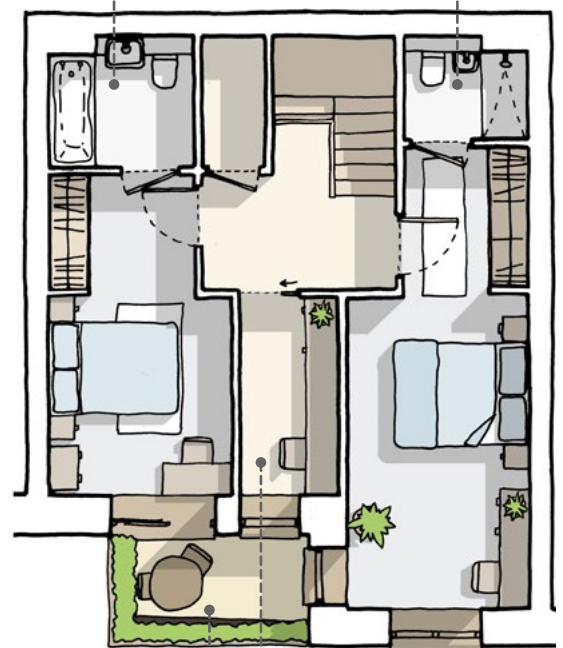
Accessible shower room at ground floor for changing lifestyle needs

Family bathroom and en-suite to upper level bedrooms



Living space opens onto private garden

Ground floor workshop space with separate street access

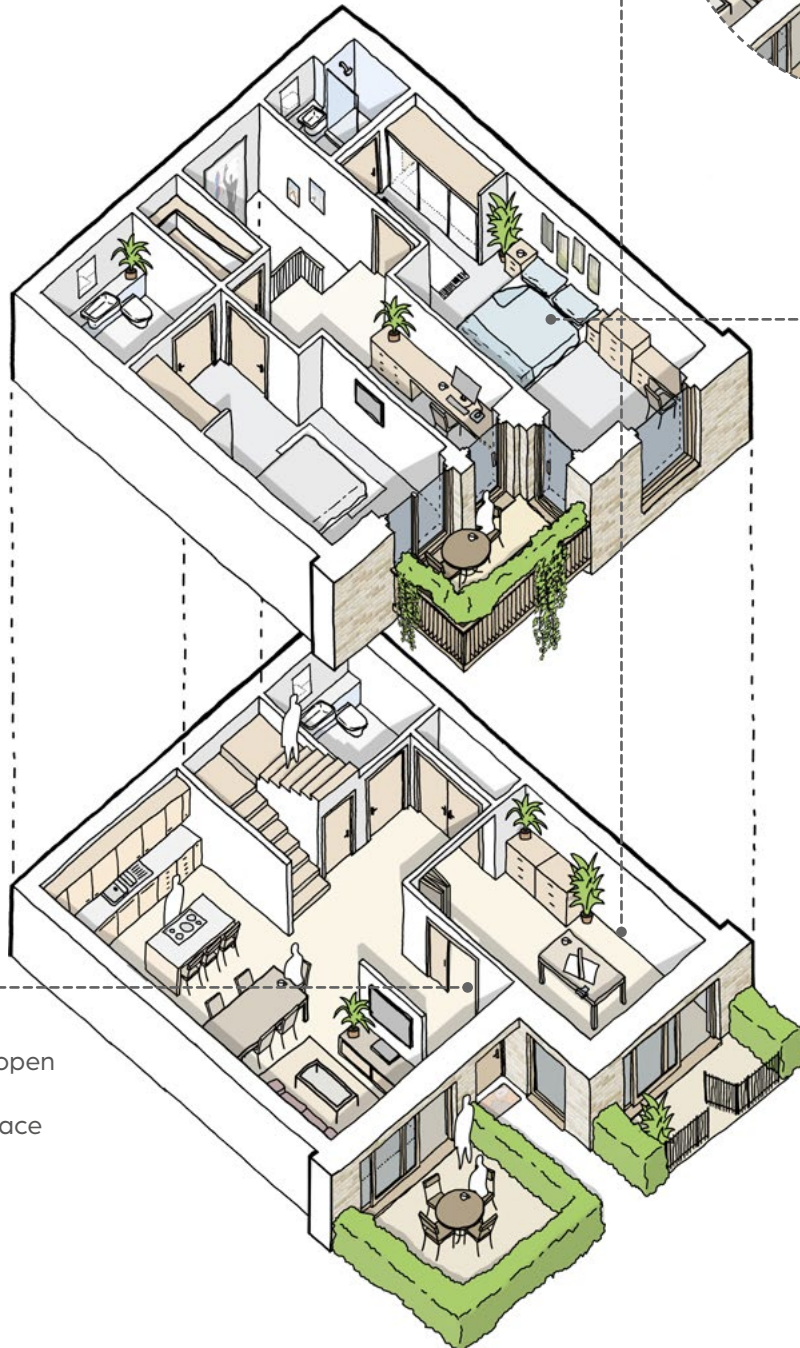
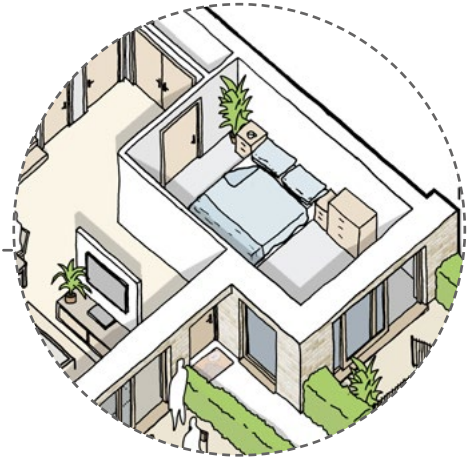


Additional outdoor amenity

Dedicated study at upper level for the children

Lifestyle choice:

ground floor workshop can become an additional bedroom for live-in grandparents or au-pair.



Both bedrooms have access to outdoor terrace

Flexibility to open or close the workshop space

The flexi family multigen

This home joins one- and three-bedroom flats through a central, shared amenity space, allowing extended families to live together and independently. The shared amenity becomes a multi-function room that provides separation, additional personal space for relaxation, a playroom for children or a space for the family to come together. This typology can also be separated in two independent homes, enabling families to rent out part of the home for additional income.



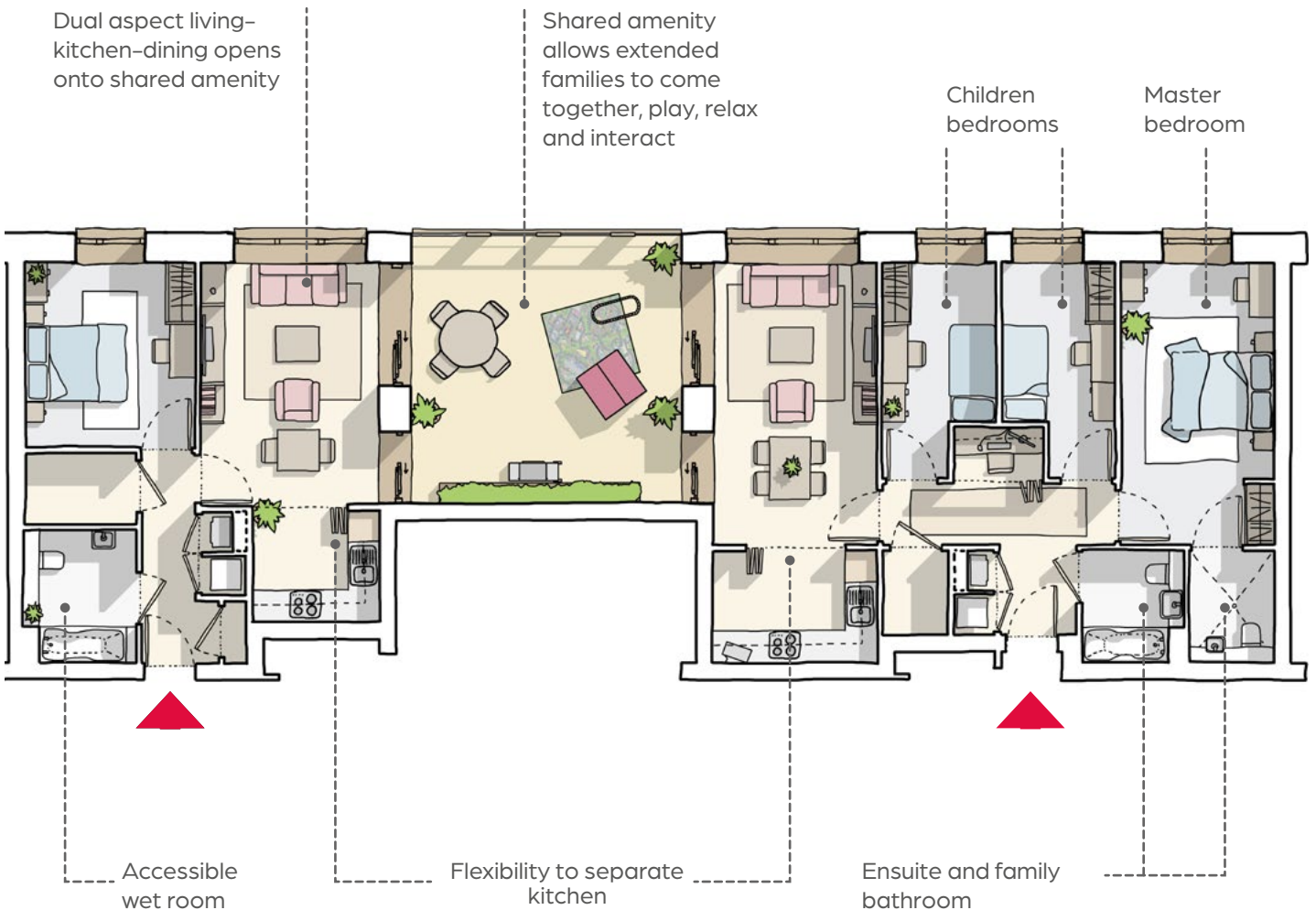
Teenage children

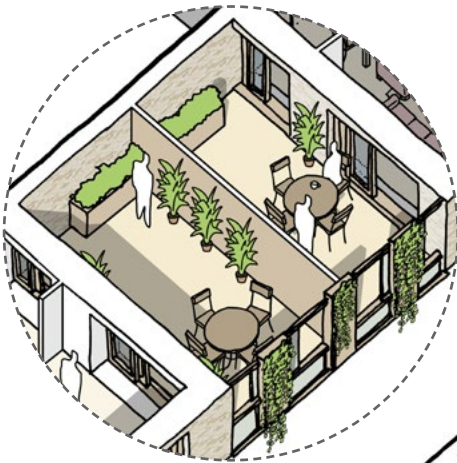


Larger family

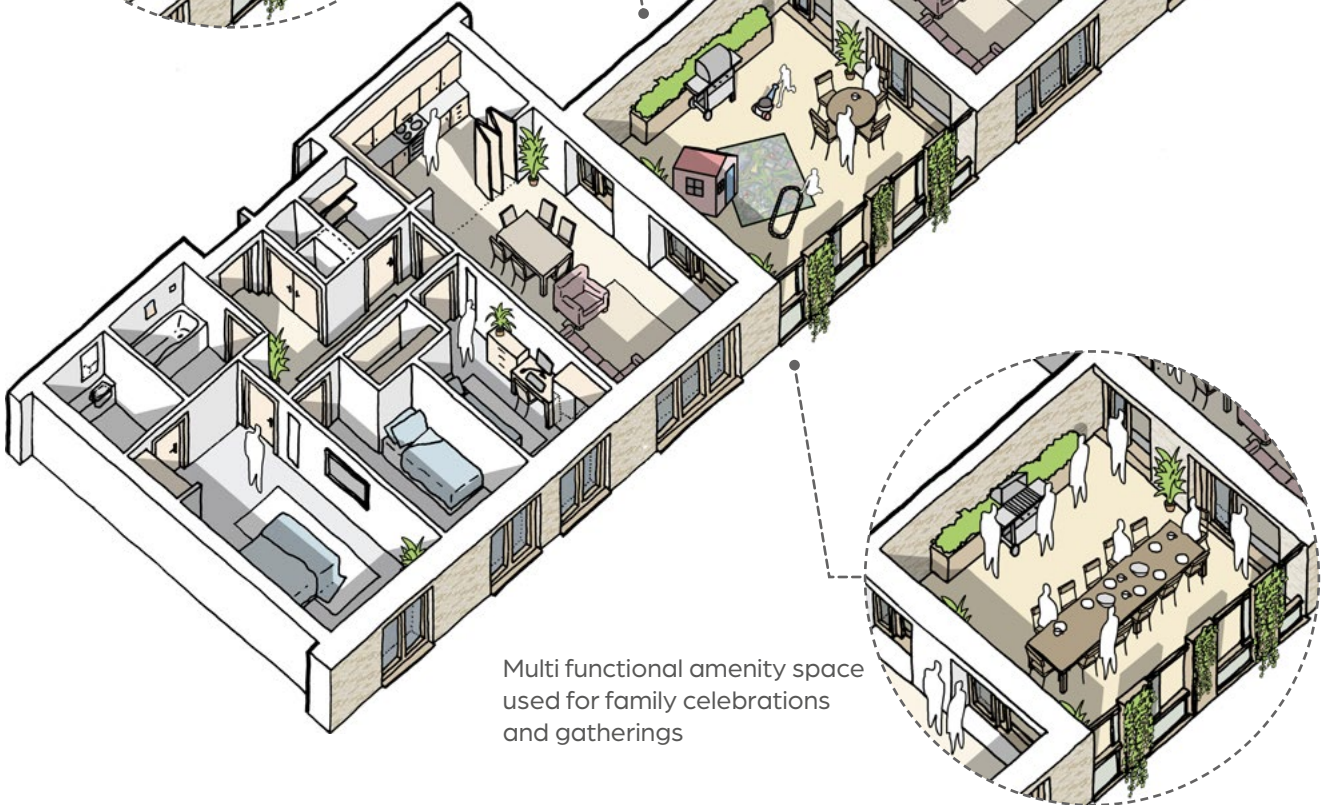


Freelance parent



**Lifestyle choices:**

Separate dwellings and rent out one of the homes for additional income



Multi functional amenity space used for family celebrations and gatherings



The sharing family multigen



Grandparent



Young family

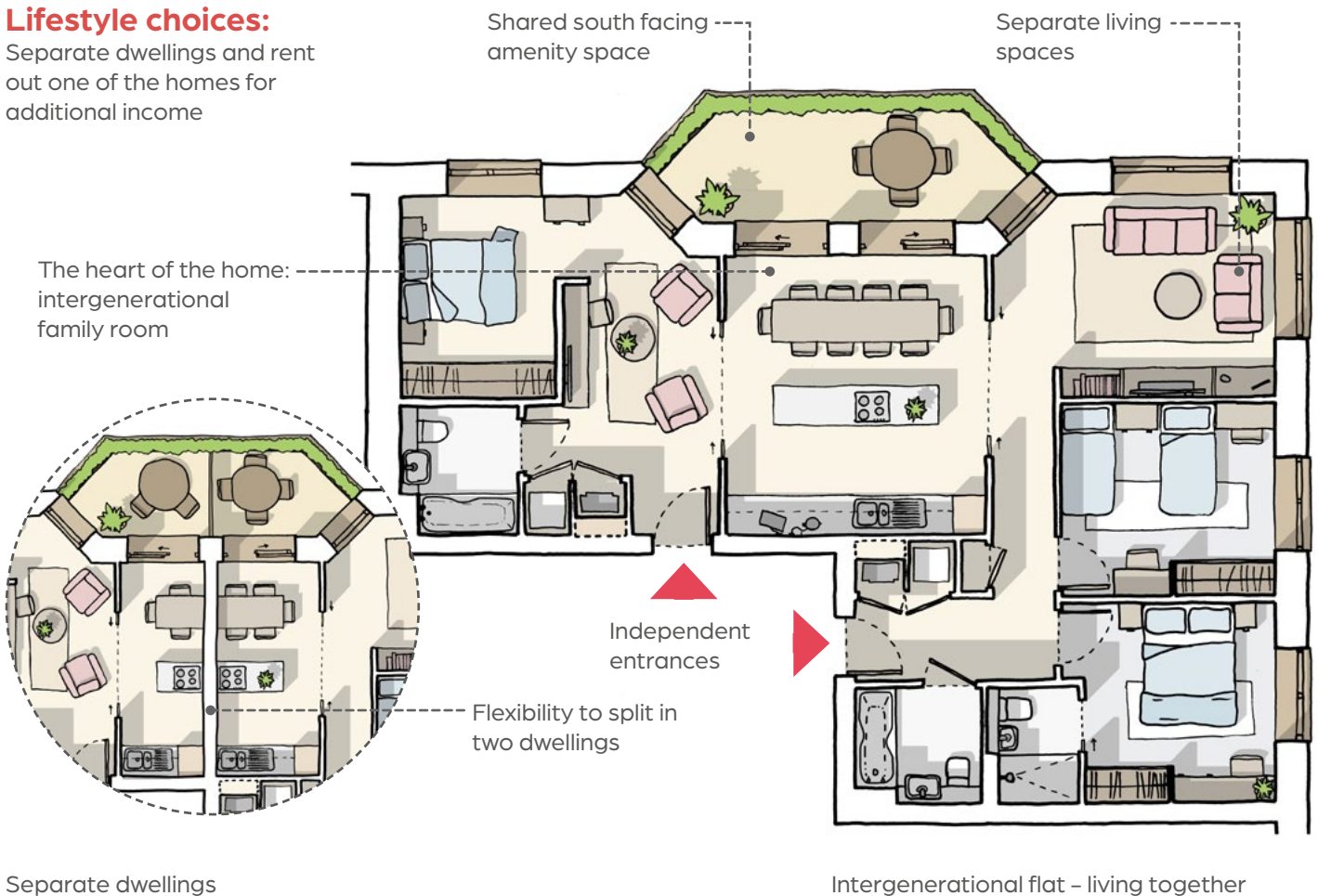


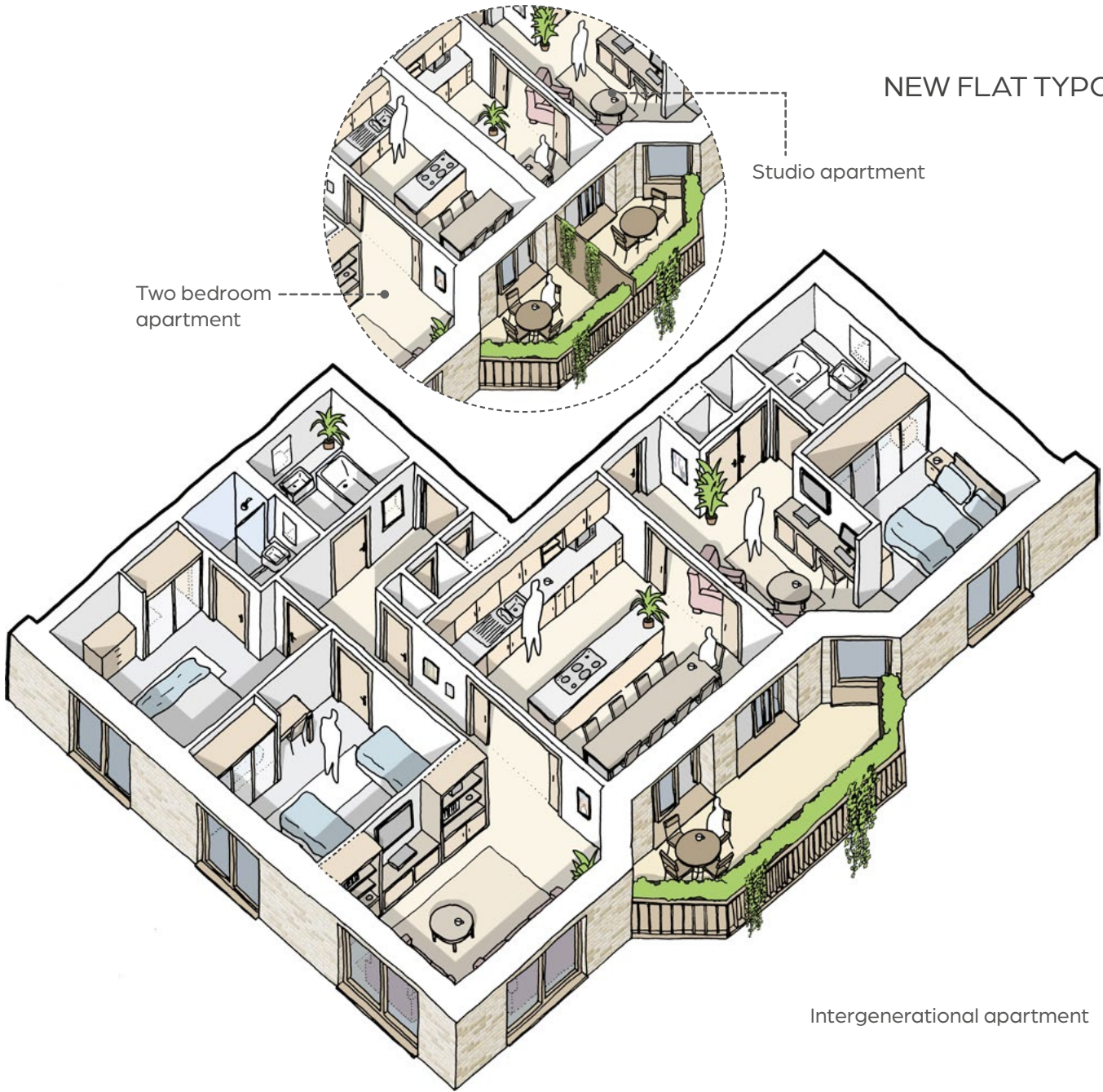
Au-pair

This innovative typology is a reinterpretation of the multigenerational house we designed at Chobham Manor, offering the opportunity for extended families to live together in urban locations, close to city centre facilities. Imagined as a one bedroom/studio merged with a two-bedroom family flat, this home gravitates around a shared kitchen-dining area that becomes the heart of the house.

Lifestyle choices:

Separate dwellings and rent out one of the homes for additional income





Studio apartment

Two bedroom apartment

Intergenerational apartment



Terrace living

This three-bedroom terrace house offers a more traditional typology for traditional families. It integrates a flexible, dual aspect kitchen-living-dining space at ground floor and bedrooms on the upper levels, including a small study at first level. A great emphasis is put on outdoor amenity which becomes an extension of the indoors and includes front and rear gardens, as well as a terrace in level two overlooking the rear patio.



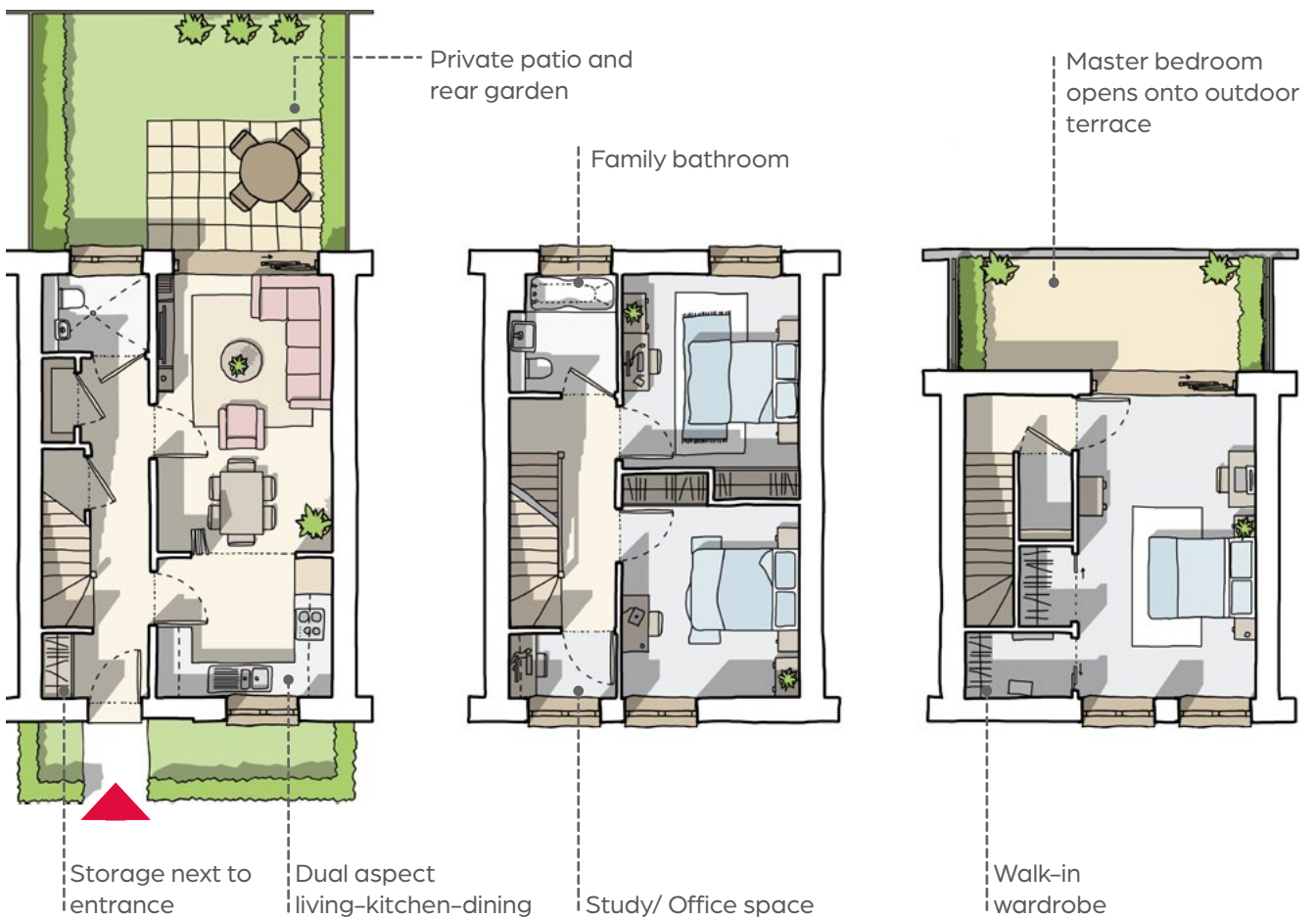
Young children



Larger family

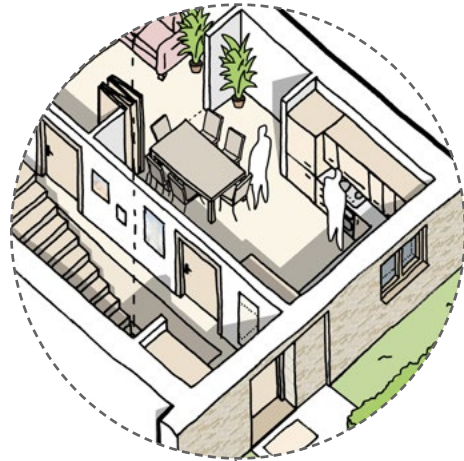


Teenage children



Lifestyle choices:

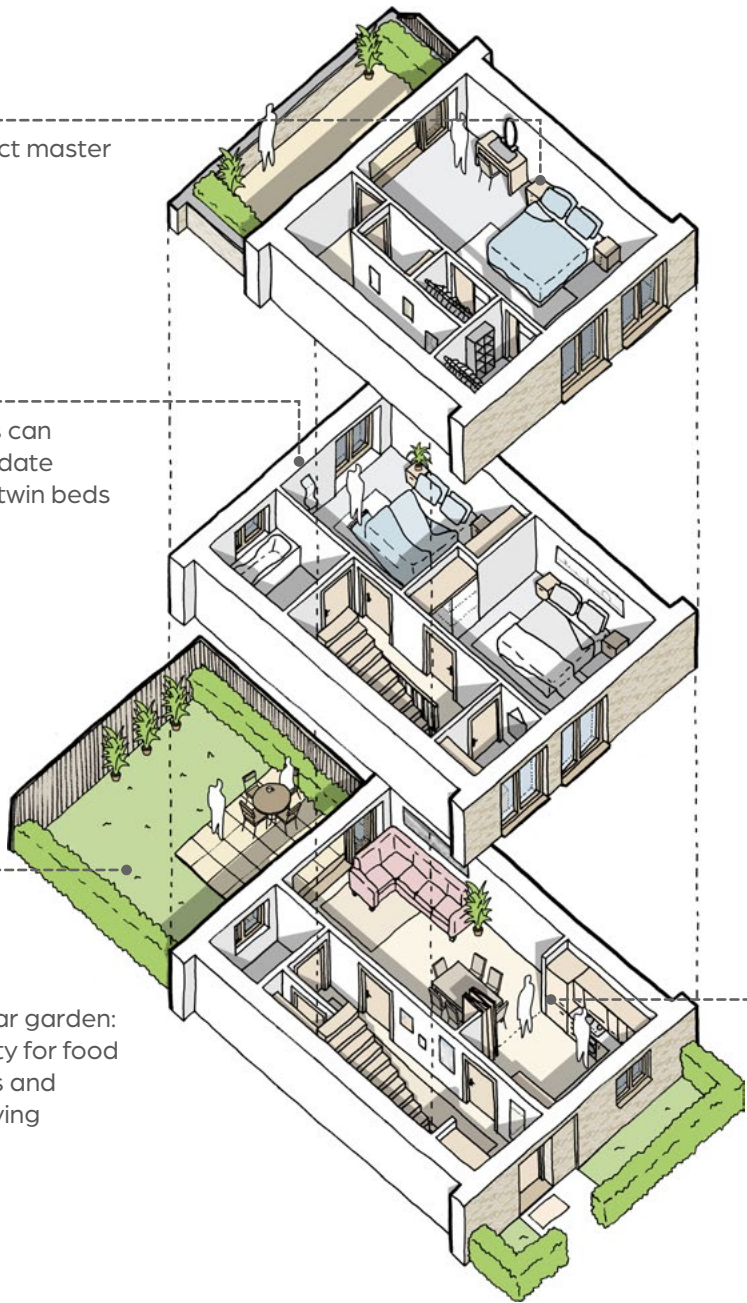
Kitchen-dining as one space, separated from living room



Dual aspect master bedroom

Bedrooms can accommodate double or twin beds

Private rear garden: opportunity for food allotments and outdoor living





Podium garden duplex

This home caters for larger families, providing three-bedroom accommodation over two floors, within a podium building typology that includes parking and residential services centrally at ground level. This typology, will ensure an extended activation timeline of streets, footpaths and open spaces, creating an engaging, vibrant and secure streetscape.



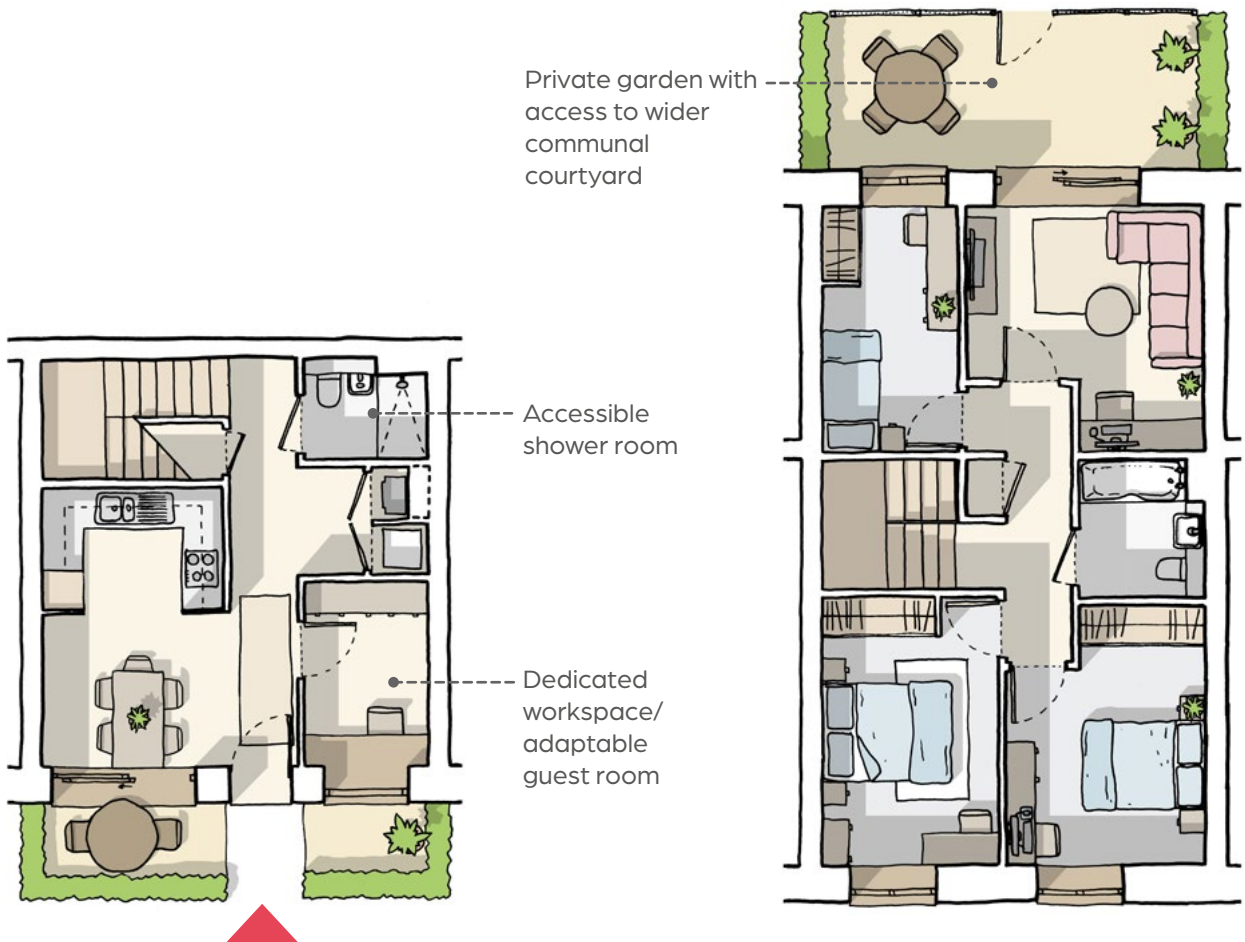
Teenage children



Larger family



Freelance parent



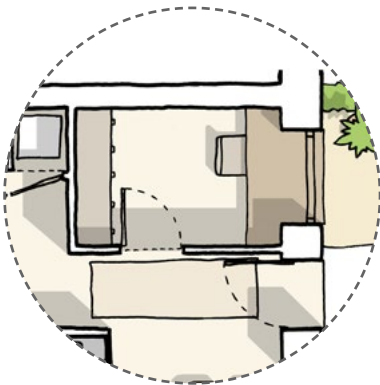


Living space
spills out to the
outdoors

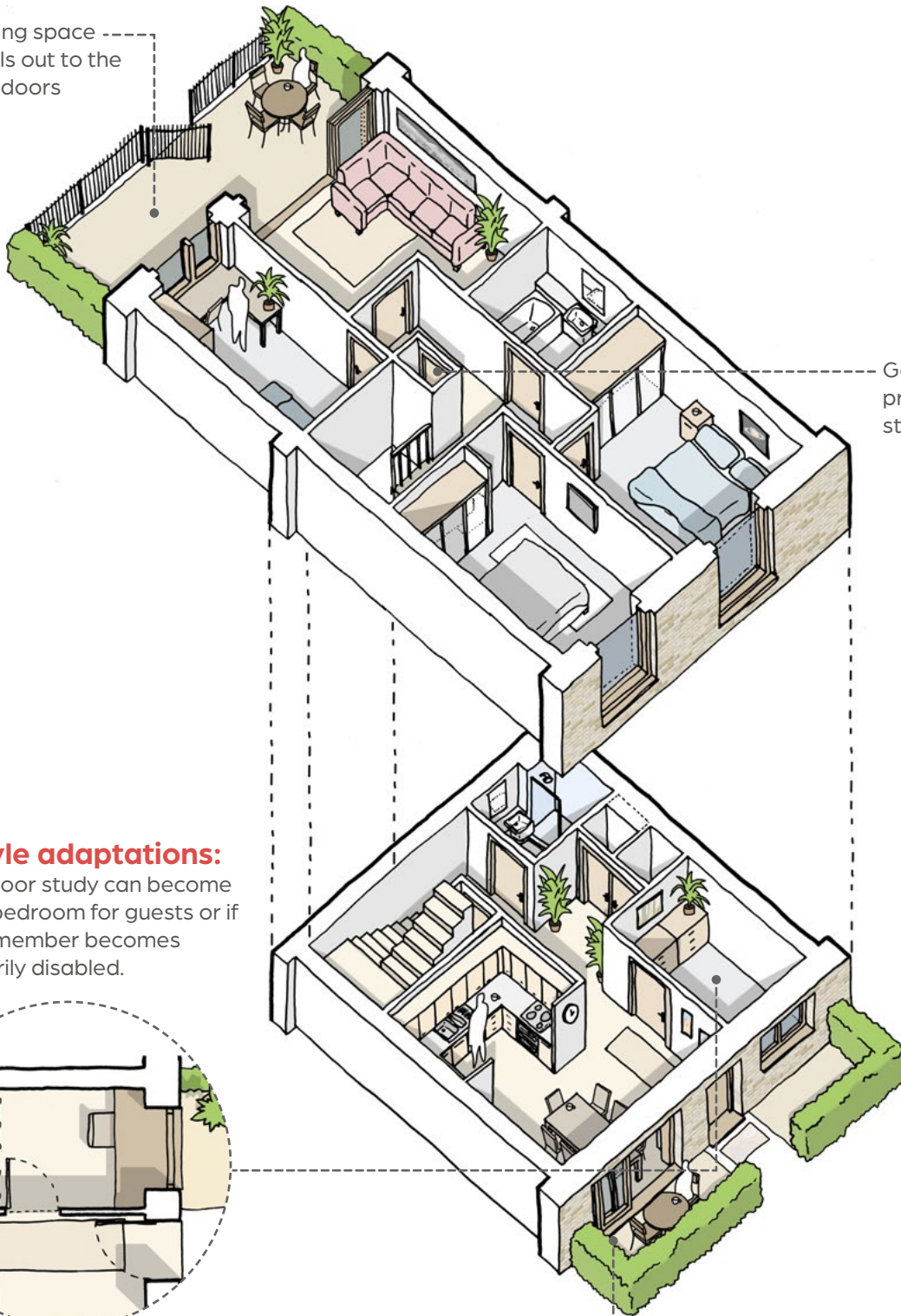
Generous and
practical
storage spaces

Lifestyle adaptations:

Ground floor study can become a single bedroom for guests or if a family member becomes temporarily disabled.



Dining space spills
out to the outdoors
activating the street
scape





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PRP is a long-established architectural firm with over 100 awards to its name. An interdisciplinary practice, we offer a full range of design and building services including masterplanning, urban design, landscape and development consultancy.

Few know as much about housing design and urban regeneration as PRP. With over 60 years' experience to draw on, we have established an exemplary track record in the design and delivery of homes and places of varying scale, complexity and diversity.

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