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Introduction

What is terraced housing?

Terraced housing (or row housing) refers to individual dwellings usually connected on two sides via a party wall. End-of-terrace and semi-detached houses are only connected on one side.

Terraced housing enables greater density than detached housing. It is suitable for urban locations with good access to local facilities and public transport, and can be situated close to apartment buildings.

Semi-detached houses (or duplexes) can be located in both urban and suburban locations.

Due to their smaller site sizes, it is important terraced housing is well designed to avoid conflicts relating to access and privacy. When designed well, terraced housing can contribute to a vibrant, safe neighbourhood and be cheaper to live in than detached houses.

Why choose terraced housing?

Terraced housing can be built in a number of zones. You will need to consult the Auckland Unitary Plan to check the appropriate controls for your site.

Terraced housing should ideally be located near town centres to maximise the benefits of this housing typology. These benefits include:

- meeting increased demand for accommodation close to services and amenities, which in turn can increase the activity and vibrancy of the street
- a reduction in urban sprawl
- increase demand and support for local businesses
- reduce transport and commute distances and costs by placing more people within easy walking distance of services
- contribute to a safer environment by combining different uses at different times of the day

Consider combining terraced housing and apartment typologies to get more value from your site.