



ORGANIZATION

Most fast house are poorly organized, making them more difficult to live in and larger than they should be. Organization is about the way in which the various rooms come together to create a whole home. It is an important aspect of residential design that is often overlooked. Too often, a fast house is just a bunch of rooms that have been haphazardly placed together. This can result in a house that is inefficient and awkward to use. To maximize livability, private spaces such as bedrooms and bathrooms should be zoned together and the more public living areas should be consolidated into one or two larger open rooms. This kind of layout makes the overall house feel larger and more open. Consideration should also be given to the compatibility of adjacent uses in order to avoid privacy concerns or disruptions from noise or vibration.

The design of the circulation system is also important. You should be able to easily move from room to room without encountering wasted space or unnecessary conflicts. Fast houses usually have too much floor space devoted to hallways and corridors. In other situations the circulation path through a room may reduce its functionality or limit the way the furniture is placed. Many fast houses are also organized with a second geometry that adds a series of angled walls and features. While this may look impressive it usually adds a lot of unnecessary circulation and wasted space. Look for houses that have a simple rectangular interior organization.

Organization

Slow Home: Rules of Thumb



LIVABILITY

- Living, dining and kitchen spaces are consolidated together.
- Bedrooms and bathrooms are not distributed unnecessarily in plan.
- Principal rooms have compatible neighboring spaces that balance convenience and privacy.
- Avoid unnecessary angled walls and colliding geometries.

ENVIRONMENTAL FOOTPRINT

- No excessive hallways or other circulation.
- No oversized stairs.
- No redundant rooms.
- No wasted left over spaces.

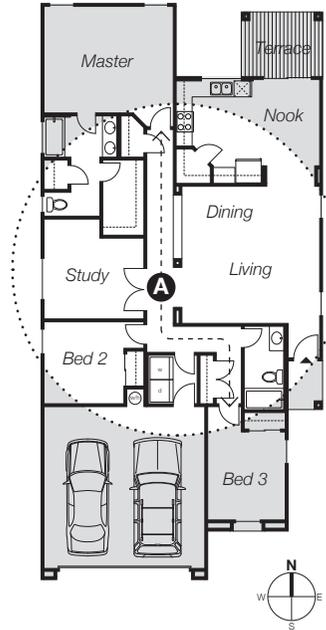
Organization:

FAST HOUSE COMMON PITFALLS

1 Hallway is too long

Although hallways are often unavoidable they should be kept to a minimum because they are often dark unpleasant spaces. In this single family house the corridor **A** runs the length of the plan and takes up a considerable amount of floor area. Reducing this circulation space would increase the efficiency of the floor plan.

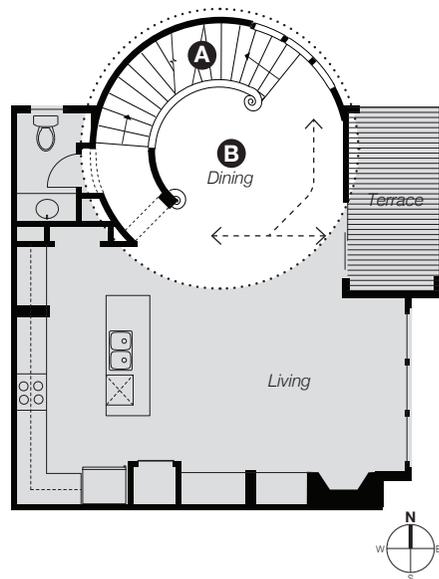
(1692 sq ft single family house, Arizona)



2 Oversize stair

Stairs are like vertical hallways. They are parts of the house that are devoted to no other use than circulation. In this rather modest house, the oversized staircase **A** dominates the floor plan and takes valuable floor area away from the dining room **B** making it too small to be practical.

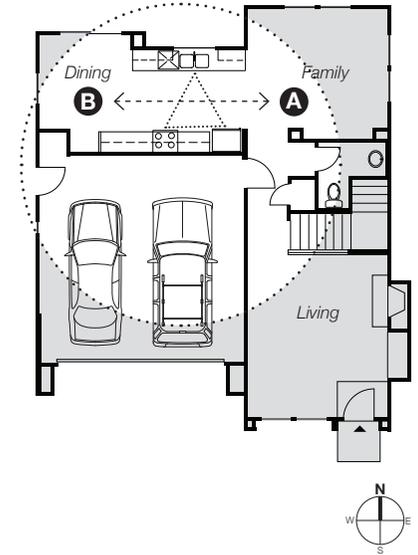
(1490 sq ft condominium, Georgia)



3 Circulation through kitchen work space

In this house the kitchen is located in between the family room **A** and the dining area **B**. The result is a significant circulation conflict between the activities in the kitchen and the movement to and from the dining area.

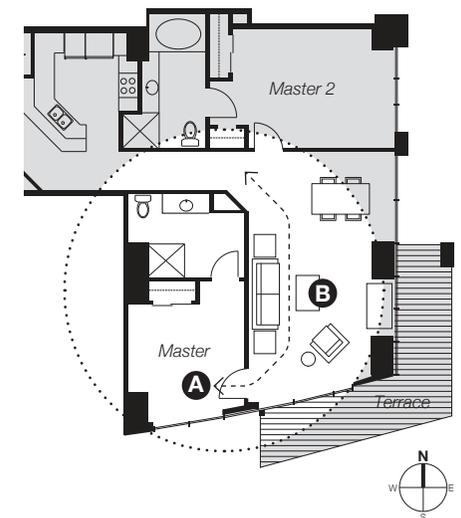
(1255 sq ft single family house, Michigan)



4 Circulation conflict with furniture placement

In this condominium the door to the master bedroom **A** is directly off the living room **B**. However the location of the furniture in the living room makes getting into this room very awkward. In this situation, the unfortunate location of the bedroom door creates a circulation path that seriously conflicts with the most logical and effective furniture layout.

(1013 sq ft condominium, Nevada)



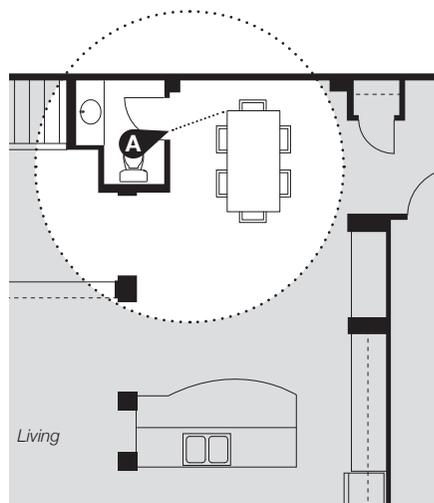
Organization:

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5 Guest bathroom next to dining room

In this single family house the guest bathroom **A** is located too close to a primary living space. The door opens directly into the dining space and there is a direct sight line from the table to the toilet. This is a significant privacy issue that will probably result in the guest bathroom being rarely used.

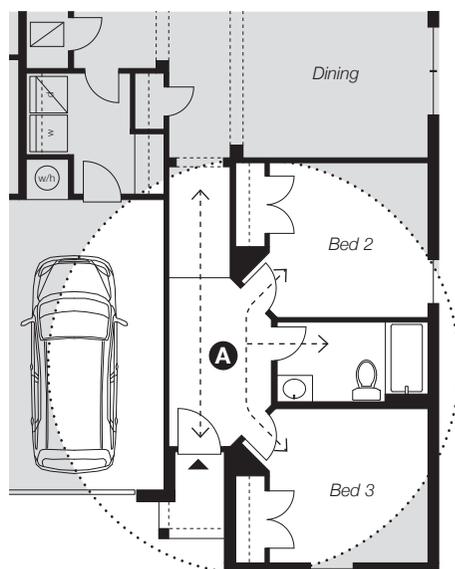
(1109 sq ft townhouse, Texas)



6 Bedrooms and bathroom next to front entry

In this single family house the front entry space **A** is also the primary entry to the two bedrooms and the family bathroom. This causes a significant privacy problem as well as a circulation conflict.

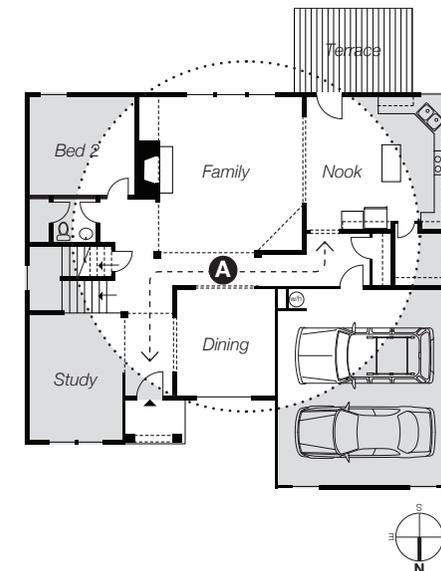
(2615 sq ft single family house, Pennsylvania)



7 Too many redundant living spaces

The main floor of this single family house has too many separate living spaces. The family room and the breakfast nook are completely cut off from the dining room and the living room. To make matters worse, there is a long hallway **A** that further divides the house.

(2866 sq ft single family house, British Columbia)



8 Falsely labelled interior study

The marketing brochure for this condominium labels the extra floor area by the front door as a study. **A** In reality, it is a falsely labelled space with no natural light or fresh air and with an unfortunate proximity to the bathroom. This would not be a pleasant space to work.

(960 sq ft condominium, New York)

