SINGLE-LOT HOUSING TYPOLOGY: VILLA

TYPICAL CHARACTERISTICS

Period of proliferation: Evolved since ancient Rome. Australia since 1980s
Number of dwellings: 1
Number of stories: 1-2
Total number of bedrooms: 1-6
Circulation type: various
Building depth: less than 22m (15-22)
Building width: less than 22m (6-10)
Building perimeter, all levels: less than 80m (approx 42)

AREAS

Site Area: variable according to context
Built Upon Area: 484 sqm (min for multiple)
Nett Floor Area / Dwelling: approx. 80 sqm (single level)
Gross Floor Area (GFA): approx. 90 sqm
Landsaped Area: variable according to site

RATIOS

Floor Space Ratio: 0.45:1 (max for fairfield)
External walls / GFA: 2.1:1
Total bedrooms / GFA: 4.5:1

DESCRIPTION OF TYPOLOGY:

Today the term “villa” is often applied to vacation rental properties and associated with sites of views or water. In the UK term is used for high quality detached homes in warm destinations, particularly the Mediterranean. The term is also used in Pakistan and in some of the Caribbean Islands, coastal resort areas and mainland Mexico. It commonly describes “luxury bungalows” in various worldwide locations. In Sydney, Australia “villas” is a term used to describe a type of townhouse complex which contains, possibly smaller attached or detached houses of up to 3-4 bedrooms that were built since the early 1980s.

HISTORY OF TYPOLOGY:

A villa was originally an ancient Roman upper-class country house. Since its origins in the Roman villa, the idea and function of a villa have evolved considerably. After the fall of the Roman Republic, villas became small farming compounds, which were increasingly fortified in Late Antiquity, sometimes transferred to the Church for reuse as a monastery. Then they gradually re-evolved through the Middle Ages, into elegant upper-class country homes. In modern parlance ‘villa’ can refer to a various types and sizes of residences, ranging from the suburban “semi-detached” double villa to residences in the wildland-urban interface.