Abstract: Houses built in Benin, Nigeria has undergone evolutionary process from the traditional courtyard types to modified traditional types to institutional/apartment types to the contemporary house type which is somewhat western/European but have some elements and spaces that respond to the domestic cultural needs. The morphology of the architectural designs illustrates a house space divided into quarters and sections revealing depth, segregation, controls, and levels that explain the design with respect to the culture and lifestyles of the users. The morphology of the domestic spaces resulting in the evolution of house typologies in Benin is derived from certain economic, cultural, religious and social factors affecting the users (residents). The paper examines evolving house types in Benin in order to identify factors responsible for evolution of spaces in different house typologies. In the process attitudinal questions were raised and the responses were empirically analysed using factor analysis, ultimately the factors responsible for the evolution of house typologies were identified.

Keywords: Causal Factors, Evolutionary Process, House Typologies, Domestic Spaces and Morphology