

2. Factors that affect choice of housing styles:

• Social and Cultural Factors (*Culture FLAP*)

1. Culture:

- Some people will choose to renovate old cottages as they offer character and culture.

2. Family requirements

- Larger families with young children need more space
- If a family member has a special need this will limit choice (two-story)
- Housing complexes are suitable for students

3. Location

- Where the house is located e.g. urban or rural will determine housing style
- Urban houses are typically apartments or semi-detached.
- Rural houses are more commonly detached with a garden.
- Location will also influence price of house and so what style/size you can afford

4. Availability

- The availability of houses will determine which type of house you can buy.
- There is a current shortage of 3 bedroom semi Detached homes in urban areas due to increased demand and short supply.

5. Personal preference

- Preference of privacy (detached home on private site) or near other people (housing estate)
- Old traditional style vs modern minimalist style

• Economic Factors (ICI)

1. Income

- a. Will determine the size/ style of house you can afford.
- b. Determines location of house – Urban areas are more expensive than rural areas.
- c. Renting vs Buying
- d. Local authority housing schemes are available to people on low incomes

2. Cost of materials

- a. When building a house the cost of materials will determine the style of house
e.g. stone finish vs plastered walls

3. Investment Potential:

- People must consider if the value of the house will increase if sold in the future
- People should research local development plans to see if future developments could increase/ decrease the value of the house e.g. if a motor way / factory was to be build nearby (decrease) or more amenities or transport links (increase)

- Environmental Factors (BAES)

1. Building Regulations

- All houses need to comply with building regulations
- Building regulations can determine the site location, size, shape of the house, building materials used etc.

2. Aspect

- The direction that the site faces
- South and west facing rooms receive more natural light – Living spaces should be planned so as to maximise the amount of natural light entering the house.
- More natural light is more energy efficient (Heating, Lighting)

3. Energy Efficiency

- Energy efficiency will influence choice of materials used (timber framed houses, double glazed windows, insulating materials, solar panels etc.
- Passive house are common
- All houses must have a BER (Building Energy Rating)

4. Surroundings

- The style of the house and materials used should fit in with the surroundings
- Stone walls should be made with stone sourced locally (e.g. limestone in western Ireland)

- Exam Questions:

1. Comment on the factors that influence a person's choice of housing style (20) (OL)
2. Discuss the economic and environmental factors that influence the choice of housing styles (24) (HL)