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

  2. **Cost of materials**
     - 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)
Ms. Teeling

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)