



Future of living

PROPERTY

Future-proofing

An Archilime project

Insider gets out its crystal ball and attempts to predict what the modern home will look like in the future

Who knows what the world will be like in 2030? As a society, we have grown accustomed to technology making our lives easier and more organised.

But it is almost impossible to predict to what extent technological advancements will impact on how and where we live over the next decade.

And how much will the private and public sectors be able to achieve in response to demographic, societal and political changes?

The South West, spanning 9,200 sq miles, is the largest geographical region of England's nine, yet the least populous with approximately five million residents.

And according to Adrian Goodall, director of Rokeby Developments, which he founded in 1994, one of the current big debates centres on urban living.

"It's all about how everyone lives, works and plays and what the demands are," says Goodall. "Any design related to housing now needs to include what the world is going to be like in ten years' time, as anything we build now has a lifespan of at least 25-30 years."

"If you don't think about seismic changes, you'll find yourself behind the curve rather than ahead of it. If all goes well, all future cars will be electric, intelligent apps that run houses will get better and the future house might run off one big battery."

Goodall uses Bakers Quay in Gloucester – a nine-storey building with 118

apartments currently being built – as an example of future living.

"During phase one of Bakers Quay, we were gobsmacked to learn that it takes 1,100 kVA to power eight rapid-charge car parking spaces, which shows there's going to be a need for rapid-charge expansion provision in the country."

"It's less of an issue for residential users as they will get into the same lifestyle approach of charging a car overnight, like a phone. The challenge for the landlord is how you manage electrical flow."

Visualising through tech

Archilime is an expert in property marketing. It creates stories of proposed architecture through branding, computer-generated imagery (CGI), film and interior design.

Isla Fisher, client relations manager, says over the past 18 months, Devon-based Archilime has seen an increase in the marketing of property developments off-plan using CGI and visual content, and people's desire to live in and around green space.

New ways of living

Discussing the future of the family home, Fisher says: "Perhaps we will return to a multi-occupant way of life with many generations living and working in the same space, living small. Maybe we will go the opposite way; separate homes, big gates."

"So much is unknown, but we can be

certain that the architecture of our homes will evolve much like the architecture of our everyday lives."

Victor da Cunha is the chief executive of Curo, a housing association and house-builder based in Bath.

He says: "For us, it's about creating mixed-tenant sustainable communities and making sure the affordable component is fully integrated, while designing for what people in that locality actually need."

"We're coming towards the end of our Mulberry Park development, a site which we have redeveloped since buying it from the MOD [Ministry of Defence]. Not only do you have 26 types of houses, there's also a new park, school, nursery, community hub with a cafe and retail going in during the final phase."

"We have done all of that at the same time as taking out the profit, and retaining a third of it without any public funding, using the surplus created to help with the regeneration of Foxhill estate next door."

Flat-pack homes

Bristol sustainable housing development Hope Rise was one of just 17 globally to be showcased at COP26.

Its 11 pods for vulnerable young people at risk of homelessness are placed on the development land, then elevated on stilts.

Engineering consultancy Jubb, which is also involved in flat-pack-inspired neighbourhood BoKlok on Airport Road, played

a key role in the housing development's planning and its net-zero carbon modular construction.

Along with the challenges come opportunities for solutions, says Adam Darby, associate architect, BDP, Bristol.

He says the company has been building houses in the same way for the best part of 400 years. "When you compare the construction industry to the automotive industry, you see that the latter, made in the factory, is a better quality product through a more efficient workflow.

"We're still building houses in suburban areas, outside towns, which are led by the car and that doesn't reflect the way people live now."

Darby believes we should learn lessons from automotive, and could be building more homes efficiently in large factories, where people have more quality control.

Forever homes

Sarah Lane, head of business and residential property teams at national law firm Stone King, says there has been a cultural shift in the last 18 months.

Lane adds: "Buyers are changing their lifestyles and leaving the larger cities and suburbs, particularly London, in exchange for a more rural setting.

"Many clients have taken the opportunity now to invest in their forever homes, often with more outdoor space."

According to the latest Land Registry UK House Price Index report, London has experienced the lowest annual price growth since August 2020. But detached and semi-detached properties have seen the greatest annual price growth. Lane believes this shift is likely to continue.

"Bath and Bristol are both well-connected, offering thriving business, lively cultural scenes and the all-important countryside on the doorstep. Consequently, these cities and the surrounding areas are proving popular with buyers who are either relocating or looking for a bolt-hole.

"For those in rental accommodation, one potential change on the horizon is the approach to permitting pets in tenancies. For a long time, the default landlord approach has been to prohibit pets, so the availability of rental homes for those with animals has been low. Now that more than half of households in the UK own a pet following the coronavirus pandemic, this causes great difficulties for many." ■



Brabazon: Bristol's new neighbourhood

IN THE SPOTLIGHT BRABAZON

Over the next 20 years, Bristol's Brabazon area will bring more than 2,600 homes to market, a 17,000-capacity arena in the aircraft hangars where Concorde was built, a new railway station, a network of new cycle-ways and walking routes, public squares, parkland, allotments, three schools, playing fields and a leisure centre, library and medical centre.

The first phase of residential homes, featuring solar panels, battery storage and electric car charging, is known as The Hangar District, designed by Stirling Prize-winning architects Feilden Clegg Bradley Studios.

YTL Developments' Jon McDiarmid talks to *Insider* about Brabazon.

How does Brabazon meet the different types of customer demands?

"For too long, too much development in the UK has been single-use, with monocultural business parks or identikit housing estates.

"The most successful and resilient neighbourhoods in the pandemic have been the most diverse. People really valued being able to buy food locally, walk to a neighbourhood park, cycle to work or access essential services within a few minutes of home.

"Brabazon will be a 15-minute neighbourhood, where every daily essential is a short walk or cycle ride away."

What will the scheme mean for people already living in Bristol as well as future residents?

"Bristol faces a housing crisis thanks

to decades of undersupply. To build back better, we need to have the employment space for north Bristol's world-leading cluster of engineering, aerospace and technology firms to continue to grow and thrive.

"Brabazon will provide over 62 acres of commercial space. It will also be the best connected new neighbourhood in Bristol, with more £100m being invested in transport infrastructure, including a new train station.

"And at its heart will be a new 17,000-capacity arena for Bristol, facing the largest new urban public park built in the South West for 50 years."

How are the homes at Brabazon unlike anything else in Bristol?

"With generous rooms, oversized windows, and double-height spaces in selected homes, they are up to 25 per cent larger than others would build.

"In addition, 95 per cent of our homes are A-rated on their Energy Performance Certificates (EPCs). Nationally, just two per cent of new homes reach this standard."

Will Brabazon be a catalyst that will push the boundaries of modern living across the South West? If so, why?

"It's the little details that make the new homes so distinctive. The intricate brickwork, the sloping roof lines that echo the profile of an aeroplane's tail-fin. And the fact that much more comes as standard, including oak-engineered flooring, integrated Siemens appliances, and lots of outside space."