

2007 housing design trends

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Wellness Through Better Community Planning

- With obesity and diabetes at epidemic levels, new communities are offering residents activity opportunities to escape from the four walls of their homes and enjoy the outdoors with front porches, pedestrian-friendly streets that encourage walking and biking as well as pocket parks for outdoor activities and places to play.

Staffed Community Clubhouses

- The old rectangular pool and bathroom buildings are transforming into staffed fitness facilities with aerobics rooms, social halls, large leisure pools, and spas in resort-style environments as well as plenty of outdoor recreational space.

we can enhance your home designs

Canin Associates is an interdisciplinary design firm of planners, landscape architects and architects in Orlando, Florida with a track record spanning 29 years. The firm is comprised of idea-based professionals committed to creating sustainable communities and environments that enrich the quality of life treasured by current and future generations.

Canin Associates believes in designing great people places and this philosophy is integrated into all design concepts. The firm aspires to design places where people can relax, enjoy renewal of spirit and energy, where they can celebrate and rediscover simple pleasures and connect with family and friends.

Please feel free to visit our website at www.canin.com or call our office at (407) 422-4040 if we can assist you.

More Variety in the Architecture

- Beige stucco is fading as a preference of new homebuyers, indicating a desire for an assortment of distinctive architectural styles to choose from for their new home. Sameness of housing types is also being eclipsed by a variety of different house sizes and lot widths along the same street.

More Drama and a Sense of Place

- There is a growing desire for rekindled charm in new neighborhoods and the longing to invest in the peace of mind that the place where you reside is special and distinctive. Buyers are migrating toward neighborhood streets with slower traffic, open play spaces, street trees, well-executed architecture and sophisticated landscaping all tied together.

Progressive, Modern Elevation Styles

- Not all buyers are nostalgic for traditional designs. Younger couples and urban executives, among others, are thirsting for something new and edgy. Architectural styles are becoming a blend of the old and the new, mixing traditional building forms and proper proportion with modern design twists.

Community Character and Quality

- Visionary developers are prescribing community character and quality standards through pattern books and architectural review boards. The requirements of strict design criteria are raising the bar on the quality of design and construction of new homes - ensuring that monotony is avoided with streetscapes of better curb appeal.

Narrow Lots and Higher Densities

- Efforts to mix housing options and the need to offer affordable homes are resulting in innovative land plans and newer architectural product types. Condominiums, town homes, paired villas and side yard homes are just a few of the new higher density types mixed within the same neighborhoods.

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A Return to Simplicity

■ Classical, elegant and graceful elevation designs are perfectly acceptable with home-buyers. Houses with a serene, subdued presence are all that is needed to create a street rich with architectural character. Buyers are preferring authenticity, along with the details appropriate for their style, over aesthetically-challenged elevations.

Overcoming Fears of Color

■ Shattering monochromatic palettes, bolder and richer paint color choices are being offered which harmonize with their architectural styles to result in cheerful and lively neighborhoods.

Designing Garages with Style

■ Garages that face the street or dominate the front elevation are now in the cross-hairs of scrutiny. Breaking down the appearance of this necessary space is a design challenge that is being won with innovative design techniques to minimize the appearance of the garage while accentuating the mass of the principal house.

Corner Lot Treatments

■ Builders of corner lots tend to forget that their side walls are exposed to view from side streets, especially true with two-story homes, and that small plants cannot hide large windowless walls. The fix? Special corner-lot floor plans and elevations take advantage of the side yards and treat the side of the house with a level of design rivaling the front.



Building Forms and Materials

■ There are greater differences now between elevations A, B and C than in the past. Changing a gable roof to a hip or a round window to square may have worked then, but today it is not enough. The re-introduction of traditional design and authentic styles is making a difference with alternating roof forms, a variety of bay window and front porch options, and changes in building materials such as stone, brick, metal roofs, tile roofs, etc.



Workforce Housing

■ Affordability is a growing concern, and for some, a desperate need. Developers, builders and designers are working together to provide unique housing solutions to meet this challenge. By introducing smaller single or attached homes into the neighborhoods of moderate-priced housing, they are ensuring sustainable communities.

Pre-Manufactured Housing

■ Forecasts for future building embrace the idea, in part or in whole, of pre-manufactured housing to improve the quality of construction by fabricating the homes, or parts of the homes, in a controlled environment. Pre-manufactured houses can also be erected more quickly, shaving weeks off of construction schedules, but buyers are not willing to sacrifice design integrity.

Controlling the Details

■ One of the most important factors in home or community design is to control the details. A fantastic design on paper may, if not properly executed, turn into a dismal substitute of what it could have been. Buyers see the quality of a home in the fine points, making the proper crafting and installation of the details the most attainable way to lure buyers. The difference is in the details and through pattern books and review boards it can be achieved.●

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