



live/work UK

what does a live/work unit look like?



Not just home working

- ❶ a spare room is not live/work
- ❶ a garden shed is not live/work
- ❶ working at home is common
- ❶ but is the design/space right?
- ❶ does it look professional?
- ❶ common problems include:
work/life balance, isolation



What makes live/work different?

- ① a live/work unit is **designed** for work use
- ① eg well-lit, street access, functional room layouts
- ① usually more space to work than homeworking
- ① often includes separate access to workspace
- ① or flexible/open plan
- ① ideal for more than one person
- ① also ideal for space-hungry work (eg fashion design)
- ① allows homeworkers to grow their business
- ① target market: expanding businesses
unwilling to give up home working

Back to basics: live/work's origins

- ① farms are arguably live/work
- ① also living above post office/shop/pub
- ① ateliers (eg France)



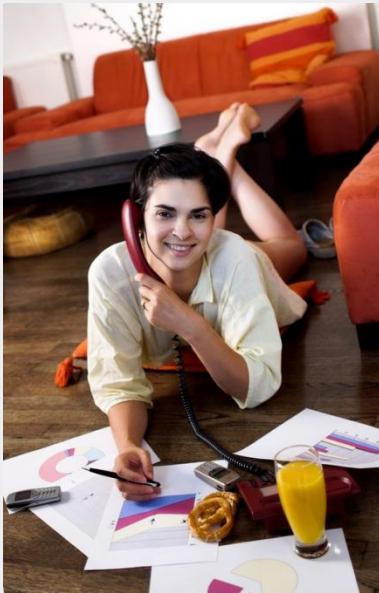
Back to basics: barn conversions

- ① barn conversions
= DIY live/work
- ① but take time/cost
to complete
- ① leaves owner isolated?
- ① eg this farm is now live/work



Who are the live/workers?

- ① self employed or company directors
- ① often 2/3 plus people use unit
- ① work *from* home not just at home
- ① often use associates not staff



Who are the live/workers?

- ① knowledge, creative, IT types typical
- ① wide mix of sectors though
- ① usually use IT
- ① mix of singles/family



Who are the live/workers?

- ① architects, designers, web developers, photographers
- ① financial advisers, IT support, consultants
- ① plumbers, carpenters, kitchen designers
- ① therapists, trainers, translators
- ① or managers (admin base for separate workshop/factory)
- ① too many to list!
- ① any B1 office type work or craft/arts related
- ① plain clothes not suits, sofas not just desks
- ① use website as main link to clients/shop window
- ① often travel to clients (work *from*, not just at, unit)
- ① but want space to work professionally
- ① ideally a space clients/banks etc can visit

Interiors – what goes on inside?

- depends on each live/worker
- variety = important
- eg West Ferry in London...



Open plan – live/work lofts

- ① urban classic, often warehouse conversions
- ① open flexible space, mezzanine floors (for bedroom)
- ① started in New York
- ① London city-edge 90s boom
- ① best for singles



Live above/work below

- ① urban or rural
- ① separate work and live space
- ① ideal for rented live/work



above/below

- 1 can also work in old buildings
eg Havelock Walk London (right)
- 1 work above live also possible
eg Viti Birmingham (left below)



Renovations – restored mews

- ① rural and urban
- ① eg Forest Garden mews



before/after

Renovations – historic buildings

- ① old building, new uses
- ① eg Creative Lofts Huddersfield



Renovations – industrial estate

- 1 new creative quarters
- 1 eg Bristol Paintworks



Renovations – regeneration

1 Jewellery Quarter Birmingham



Adjacent space – ideal for family

- ① ground floor workspace
- ① side/back of residential part
- ① separate access through home or from outside
- ① easier to designate as work only
- ① easier for council to check?
- ① safe to go on holiday, staff work
- ① better in rural than urban area



USA live/work

- ① large live/work market
- ① we can learn lesson in UK



USA live/work shopfronts

- ① three floors common
- ① can use middle floor for either work or live
- ① 'flex' use designation
- ① allows for more public business area

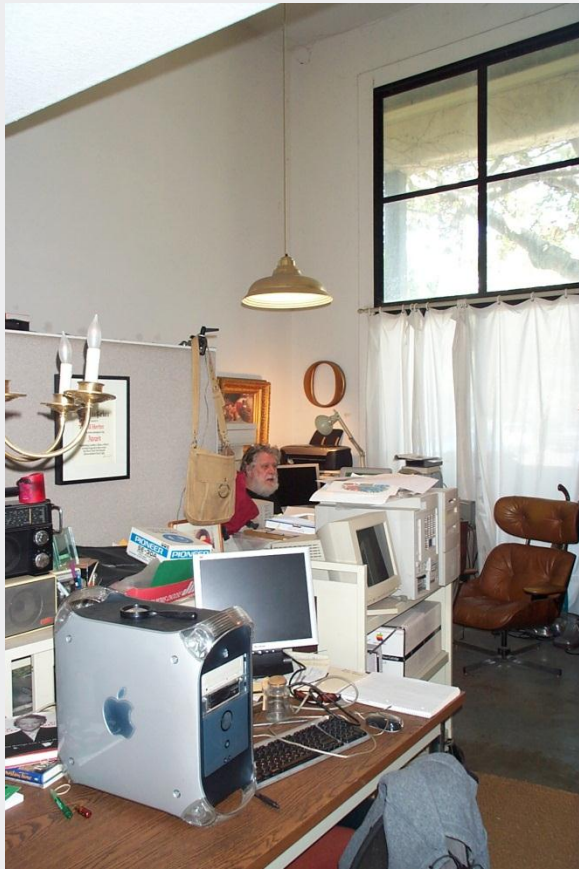


USA live/work quarters

- ① typically quarters are created to cluster live/work businesses
- ① lots being built now

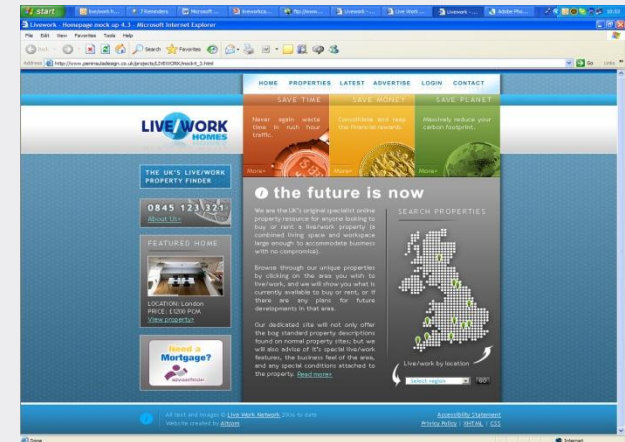


USA – ongoing work use



What makes live/work appeal?

- ① one premises not two
- ① cut commuting, save time
- ① save the planet
- ① see liveworkhomes.co.uk



Affordable live/work ideas

- ① often smaller units, single people
- ① start up businesses no longer isolated



Workhubs

- ① ideal as part of a live/work scheme
- ① help live/workers to network
- ① meeting/café space essential
- ① informal but well equipped
- ① see workhubs.com



Quality live/work design will...

- ① create a good sized workspace
- ① provide some flexibility of use of space
- ① also provide separate/external access to workspace
- ① look like live/work not ordinary housing
- ① encourage work-life balance
- ① look businesslike for clients/visitors
- ① encourage interaction between live/workers
- ① include a workhub facility
- ① but provide privacy too

