

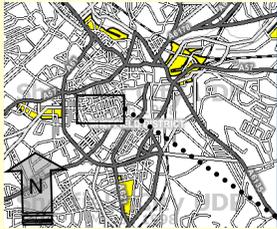
Housing Morphology in Sheffield

Royal Plaza, Eldon Court

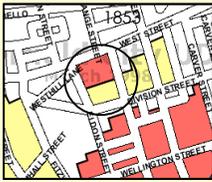
Fieldwork & Analysis carried out by Alan Pagden & Penny Papargyropoulou



VivaCity 2020



Hulme 1950



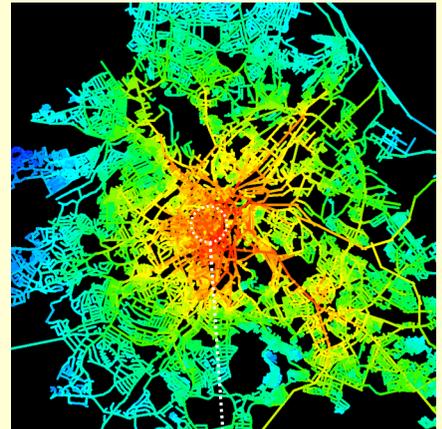
Background

Eldon Court and Royal Plaza together comprise a "mixed-use" development that occupies a well defined urban block in the centre of Sheffield. Northern Counties Housing Association have offices in a church that sits between the two developments on the east side of the block. They manage the flats on the upper floors of Eldon Court. Royal Plaza, a more recent development, consists of owner occupied flats with a basement car park and shops on the ground floor facing West Street.

Discussion

This study considered the role of mixed-use development in regeneration and found, in the case of this block, that "mixed-use" has been the historical norm since its formation in the nineteenth century (see map of 1853). In this urban block the residents enjoy a sense of being at the heart of a vibrant city even though they might well prefer the anonymity that the spatial layout of their building affords.

Road Types



Sheffield axial map – global integration



Ground floor land use map

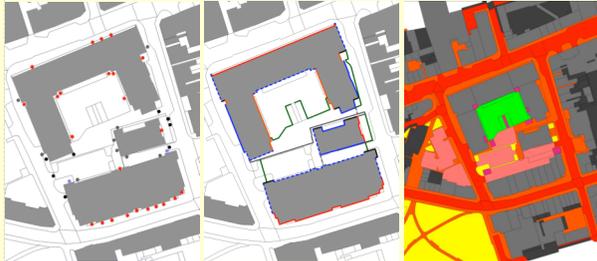
Upper floors



Door Types

Primary and Secondary Boundaries

Area Distribution



Discussion

RPEC is bordered to the north and south by busy streets, West Street (with tramway) and Devonshire Street. They both host retail and catering companies with a global reach, such as Starbucks and Tesco. The roads bordering RPEC on the east and west sides are quiet by comparison, Eldon Street to the west in particular.

Inside the block, the most prevailing element that defines the configuration and divides the space into two separate parts, is a high brick wall, which acts as a boundary between Royal Plaza and Eldon Court. The wall cuts off visibility between the residents of the two complexes, and the possibility of neighbourliness that might arise.

Convex map



Variable	Value
(EHCS) Housing unit Type	mixed use
Purpose built/converted	purpose built
no of dwelling entrances	9
no of non-residential entr	15

VGA Integration



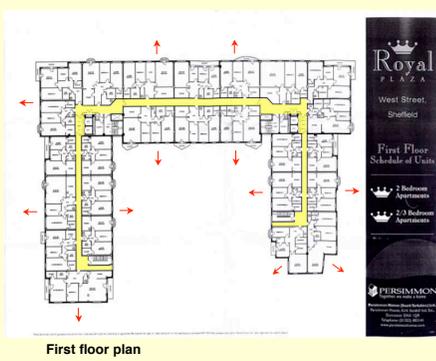
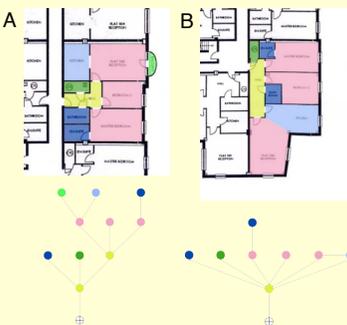
Discussion

This urban block, as a consequence of its 'divided' history and mixed tenure, is characterized by few communal entrances and dwellings that are found deep in the system. If the residents experience a sense of being in a community then it is a community of a very different kind. The homeowners of Royal Plaza, in particular, probably enjoy the experience of being in the heart of the city, with its immediate access to facilities and its constant "buzz".

Variable	Value
No. of internal axial lines	3
No. of convex spaces	11
Maze index	1.33
Non-neighbours score	10.66
Separation index	4.14
Constitutedness rate	27.27%
Neighbourliness score	2.33
Interface decomposition score	



Flat Types



First floor plan

Discussion

A narrow central corridor is distributing the movement of the residents, from and towards their houses, in Royal Plaza. The flats have thus only one façade facing the exterior, which means that they are overlooking either the street or the interior of the block.

The f-graphs of the two types of flats analyzed, seem quite different, but are both tree-like and have two bedrooms, open plan kitchen and two bathrooms. What can be inferred for the second type, is that all the rooms are being accessed through a long corridor, which seems quite like the one that distributes movement among the flats.

The bedrooms are quite shallow, especially in the second case, where the bedroom door is right opposite the entrance, posing problems in terms of privacy and visibility.



Ground floor plan