



Housing Morphology in Manchester

ROYCE COURT and SHAWGREEN CLOSE

Amit Kumar Sarma and Shruti Shetty

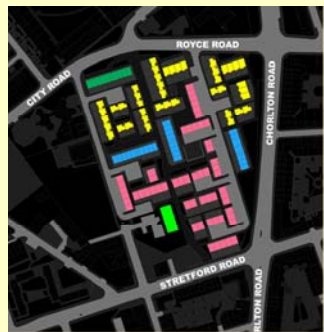


Royce Court and Shawgreen Close are located to the South-West of the city-centre, in the St. George's area of Manchester (refer Fig 1).

It is divided from the city centre by means of a railway line and river to the north west, and a highway (the Manchester ring road) to the north and east. While the ring road acts as a divisive element for the pedestrian, it permits high speed vehicular access to and around the city center. The site is flanked on two sides by important arterial roads, Stretford Road leading to the Hulme and the Hulme Arch as well as the external ring road and Chorlton Road connecting the site to the Manchurian Way and thereby providing easy vehicular access to the rest of the city.

The site is surrounded on the north by St Georges Park, residential buildings and an Old age home. It is flanked on the east by semi-detached residential blocks and the adjoining Shawhealth Close on the west is being developed as a complete residential scheme. The site of the housing estate has a Public house and a number of mixed used facilities to the south.

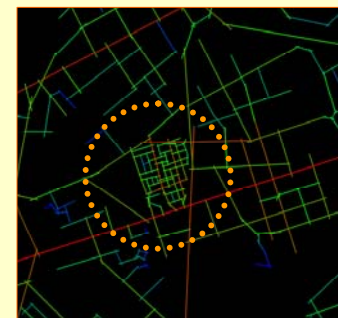
Housing site location in Manchester



The Housing estate was developed prior to the Hulme regeneration and is one of the few housing estates that remained unaltered during the regeneration process.

The built form and layout is derived from a much similar layout exhibited by the site since the 1940's. An imperial edition map, 1948-1976, shows the existence of the Stretford road flanking the site on the south and a street, 'Russel street' cutting through the site, this feature being observed in the housing site today. Prior to the Hulme regeneration, the Chorlton road flanking the site on the east and the Royce road to the north came into existence and the Stretford road regained its original form after the Hulme regeneration.

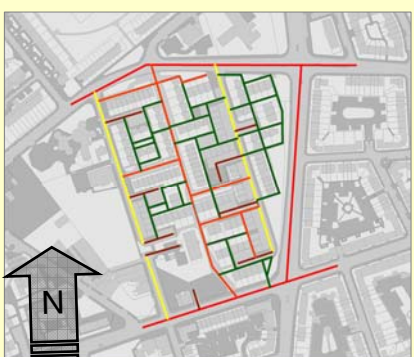
	TYPE1	TYPE2	TYPE3	TYPE4	TYPE 5	TOTAL
Housing unit type	highrise	terraced	terraced	terraced	slab block	
Purpose built/converted	purpose built	purpose built	purpose built	purpose built	purpose built	
No. of households	84	84	27	43	36	274
Avg. Area per plot	351.396 sq.m	53.39 sq.m	25.8-73.62 sq.m	54.37 sq.m	48.6854 sq.m	
No. of households per plot	84	1 or 2	1	1	4	
No. of plots	1	57	27	43	9	164
No. of floors per plot	13	3	2	2	4	
Total site area						40,500 sq.m
Total area of building foot print						7,612 sq.m
No. of car park spaces						120
No. of dwelling entrances						274
No. of non dwelling entrances						1



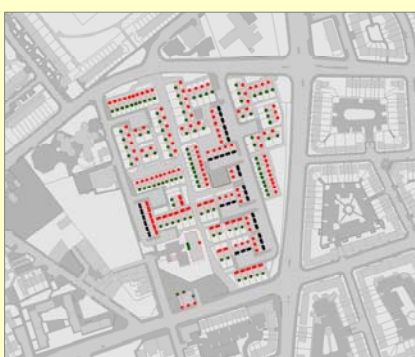
Global Integration (Rn)



Integration (R3)



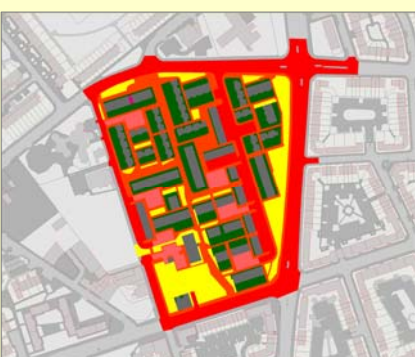
- Through road (all vehicles and pedestrians)
- Front through path (no vehicles)
- Driveways (all)
- Through Back Path (for Pedestrians only)
- Cul-de-Sac road (Pedestrians and vehicles)
- Cul-de-Sac road front path (Pedestrians only)
- Cul-de-Sac road rear path (Pedestrians only)



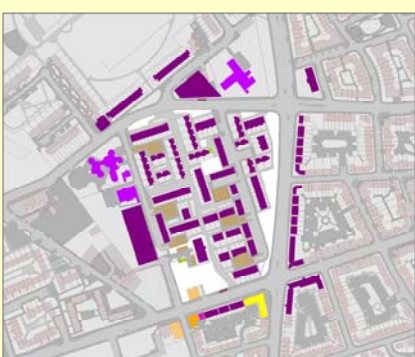
- Main Entrance
- Back Door
- Gate / Garage door
- Service Door
- Emergency door



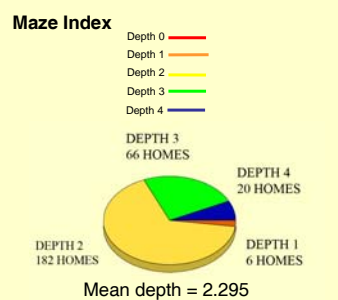
- Active frontage
- Door & windows
- Doors only
- Windows only
- Upper visibility
- Blank Wall
- High Opaque Fence
- High See through fence
- Low fence
- Very Low fence



- Road
- Path
- Vertical access
- Car park
- Common green/leisure
- Private garden/yard
- Restricted access
- Building
- Other



- Car park
- Catering facilities
- Commercial / Public offices
- Community Facilities
- Education
- Emergency Services/Law
- Hotels
- Industry/Manufacture
- Leisure/Entertainment
- Medical facilities
- Open public Space
- Residential Premises
- Retail Premises
- Services
- Storage
- Transport/Communication
- Under construction
- Undeveloped Land
- Vacant Premises

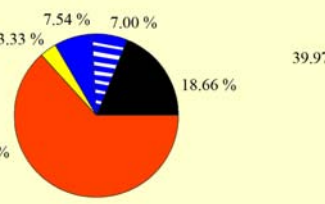


The estate falls into the category of mixed development; having both high rise development in the form of a tower block, low rise double storied maisonettes and a single block of slab-block housing.

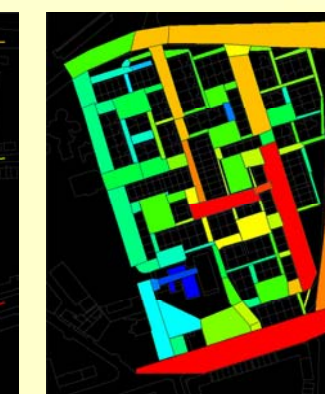
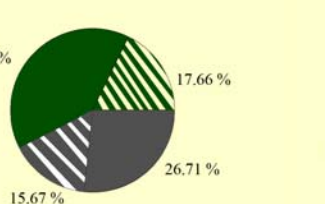
The scheme is inward looking, i.e. facing away from the street, and thus, the dynamics of resident - visitor relations are internal to the scheme. By internal relations, we mean that the interface between people in the role of either visitor or resident is facilitated only within the enclosure provided by the built mass.

The role that public open space within the housing schemes plays in the interactions between the visitor and the resident is key to the site.

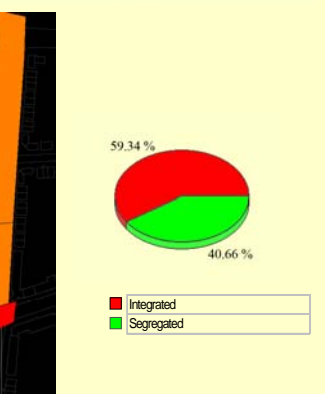
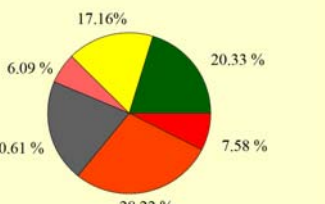
Variable	Value
No. of internal axial lines	50
No. of convex spaces	102
Ratio of axial lines/convex spaces	0.49
Maze index	2.295
No-neighbours score	1.589
Constitutedness rate	30.25%
Neighbourliness score	2.285



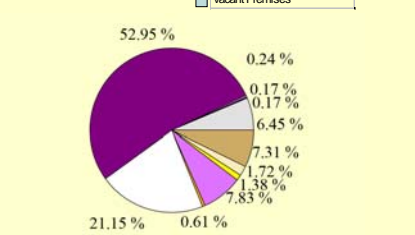
Spatial analysis - axial integration



Spatial analysis - convex integration



Integrated vs Segregated



Land use First Floor

The geometry of the estate differs from the traditional model of street housing in many ways. The first of these is the predominance of inward looking blocks, facing small internal courts. Secondly, with the exception of the central pedestrian link, none of the paths continue through the site; lines of vision extend past the inner courts and generally terminate front on buildings. Buildings rarely open directly onto main movement routes, opening instead onto small courtyards. The movement routes are essentially labyrinthine, generating a large number of direction changes while navigating through the system.

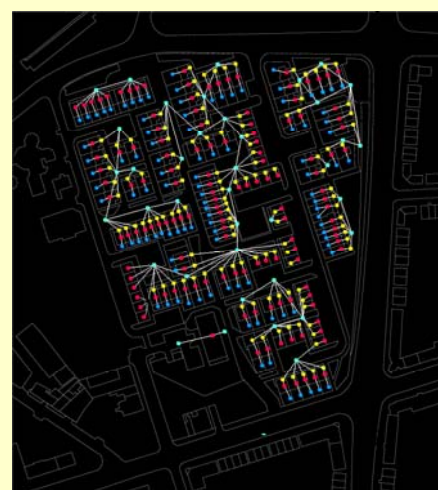
The estate is examined in terms of syntactic values such as integration, visibility, accessibility, constitutedness and surveillance to try and determine the nature and spatial characteristics of the resident - resident and resident - visitor interface.



Resident-Visitor interface Step depth from the road and built unit



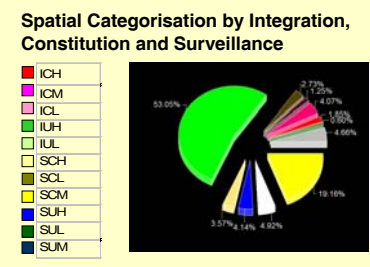
- Visible from road, Not accessible within step 2
- Visible from road
- Step depth 1, from road or built unit
- Step depth 2, from road or built unit
- Step depth 3, from road or built unit



- Main Entrance
- Back Door
- Direct constitution
- Indirect Constitution



- Indirect Constitution



Spatial Categorisation by Integration, Constitution and Surveillance

References: Hillier, B and Hanson, J., 1984, The Social Logic of Space, New York: Cambridge University Press, Edina Digimap services- www.edina.ac.uk, www.Manchester.gov.uk, www.shawgreentara.co.uk,