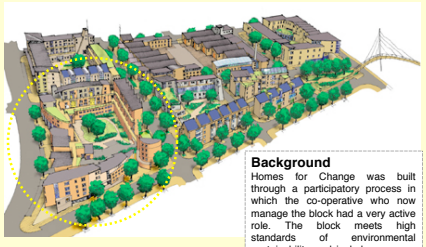
Housing Morphology in Manchester

Homes for Change

Fieldwork & Analysis carried out by Alan Pagden & Penny Papargyropoulou

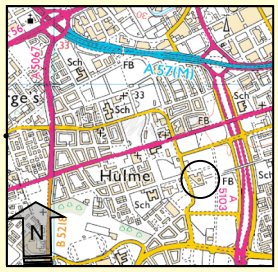
UCL

VivaCity2020



Background

Homes for Change was built through a participatory process in which the co-operative who now manage the block had a very active role. The block meets high standards of environmental sustainability and includes a range of facilities including a community theatre and a restaurant. It was part of a vision plan for the redevelopment of Hulme which established and applied a set of principles later applied across Manchester.

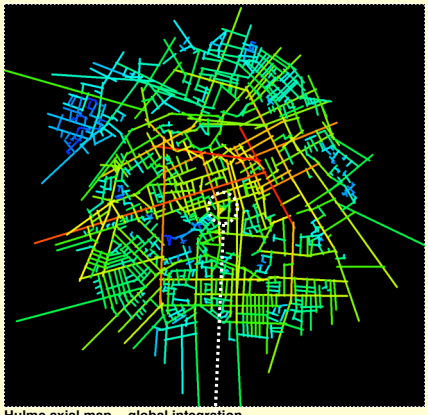


Discussion

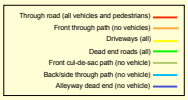
This study considered the role of mixed-use development in regeneration. In the case of Homes for Change, the range of mixed uses is impressive, as is the clear sense of "community". As yet the vision for the neighbourhood is still to be realised, and Homes for Change exists in relative isolation. It nonetheless represents an innovative approach to the task of regeneration for future developments to build on.

Hulme 1950

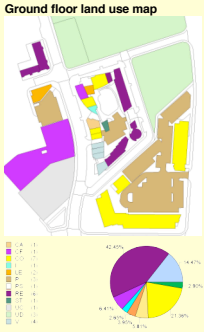
Road Types



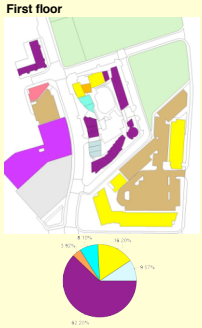
Hulme axial map – global integretion



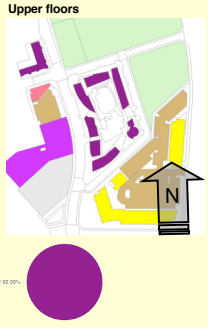
Ground floor land use map

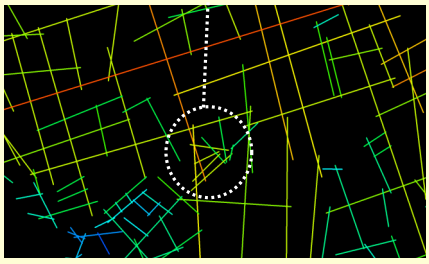


First floor



Upper floors





Door Types

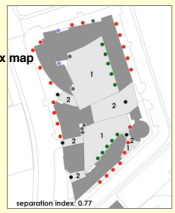
Primary and Secondary Boundaries

Area Distribution

Discussion

The axial analysis of the urban block shows how it fits into the street network of the city and as expected, this has consequences for land use. H4C's most active street frontage boasts a friendly and active café, together with offices and community facilities of various kinds.
As it can be inferred by the three maps on the left, H4C was conceived as a whole, and the only borders are some low fences that define the back yards of the houses. These private gardens are very important as they give life to the interior of the block and encourage social relations between the inhabitants. They also allow a back entrance to the ground floor dwellings, increasing the number of the constituted convex spaces.

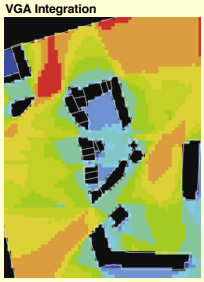
Convex map

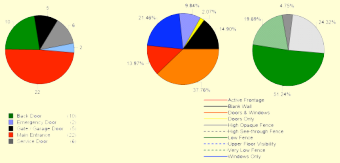


Discussion

The intentions of H4C to contribute to the creation of a sustainable neighbourhood are evident in the spatial configuration of the complex, which constitutes a shallow system that encourages encounters among residents and between inhabitants and strangers. A small community has been generated, but, with the lack of other such urban blocks in the area, this community is quite closed to itself.

VGA Integration



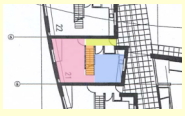


Variable	Value
(EHCS) Housing unit Type	mixed use
Purpose built/converted	purpose buil
Year of original building	1996 - 200
no of dwelling entrances	13
no of non-residential entra	9

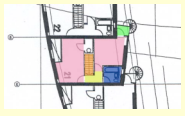
Variable	Value
No. of internal axial lines	4
No. of convex spaces	8
Maze index	1
No-neighbours score	4.33
Separation index	0.77
Constitutedness rate	37.5%
Neighbourliness score	4.33
Interface decomposition score	1.4

Flat Types

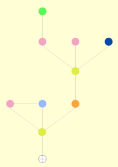
A



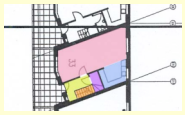
Second floor plan



Third floor plan

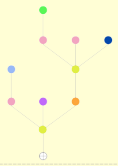


B



Second floor plan

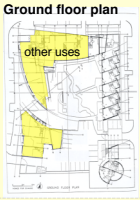
Third floor plan



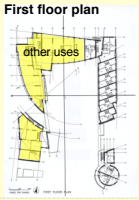
Discussion

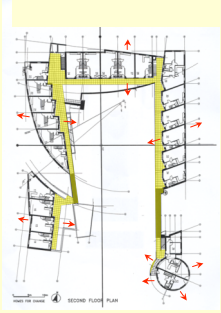
An important feature of H4C is the fact that all homes are double facing, with views both to the inside of the block and to the surrounding streets. This is achieved in the upper flats by the wooden deck, which works as an open communal corridor, encouraging encounters among the residents.
Most residential units in H4C are maisonettes on two levels. The j-graphs of the two types indicate that they are tree like, with open plan kitchens and a central staircase that distributes the movement to the upper floor, where the bedrooms are.

Ground floor plan

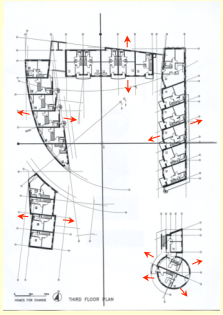


First floor plan





Second floor plan



Third floor plan