

## 4.4 Residential typologies

The majority of the Character Study area has been developed with homes. The character of these homes and the neighbourhoods within which they are located varies considerably. This character is immediately experienced when walking or cycling through an area and is derived from both the building typology and how this is combined and arranged.

This is hugely influenced by the period within which the buildings originate. In parts of the Borough there are extensive areas where connected streets are lined with Victorian houses; elsewhere post-war flatted estates are more prevalent.

Through history the development form has changed and the character typologies identified reflect this. Twelve residential character typologies are identified. Four are composed of Victorian buildings, two derive from the first half of the 20th Century, two to the post-war period and two to latter part of the 20th century. One recognises areas where a mix of residential building types from different periods are found.

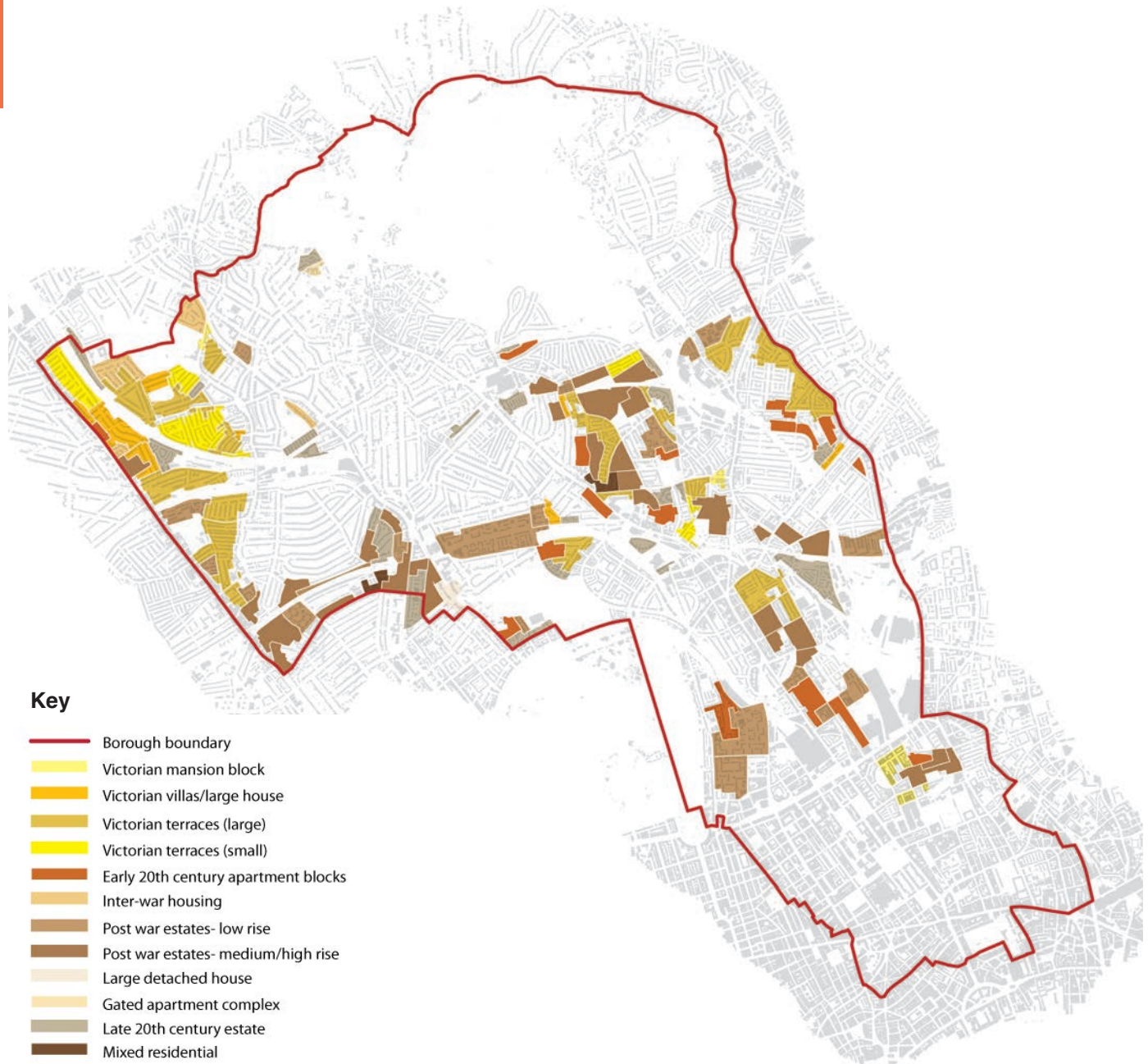


Figure 4.4: Residential character typologies

## POST-WAR ESTATES - LOW RISE

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### General description

Residential estates developed in a range of forms in the post war years and that are predominantly low-rise (ie up to four stories). Provide a mix of apartment, maisonette and housing typologies.

**Density:** varies from 35 to 140 homes per Ha dependent on form

### Built form

- **Plots and blocks:** Estates are laid out in a manner that does not form either conventional plots or blocks.
- **Scale and massing:** Buildings take a range of forms but generally are 2 to 4 storey.
- **Materials and details:** Materials vary from estate to estate with brick and pre-cast concrete the most usual materials. Design is simple plain and simple.

### Movement and parking

Vehicular and pedestrian movement is usually separated with cars parked in courts.

### Strengths and weaknesses

- The layout of estates is often confusing and illegible for visitors;
- Properties are often laid out with front and back conflicts reducing security;
- Movement through estates is restricted and estates create barriers to wider movement. This often leads to physical isolation; and
- Opportunity for personalisation of properties is often limited.

## POST-WAR ESTATES - MEDIUM/HIGH RISE



### General description

Residential estates developed in a range of forms in the post war years and that are predominantly medium to high-rise (four stories and above). Provide a mix of apartment and maisonette typologies.

**Density:** varies from 80 to 140 homes per Ha dependent on form

### Built form

- **Plots and blocks:** Estates are laid out in a manner that does not form either conventional plots or blocks;
- **Scale and massing:** Buildings sit within space and range from 4 storey to 7-8 or above;
- **Materials and details:** Materials vary from estate to estate with brick and pre-cast concrete the most usual materials. Design is simple plain and simple.

### Movement and parking

Vehicular and pedestrian movement is usually separated with cars parked in courts.

### Strengths and weaknesses

- The layout of estates is often confusing and illegible for visitors;
- Estates are often out of context with the surrounding context;
- Movement through estates is restricted and estates create barriers to wider movement. This often leads to physical isolation; and
- Opportunity for personalisation of properties is often limited.