

Rolls Crescent, Hulme

Built
1997

Local authority
Manchester City Council

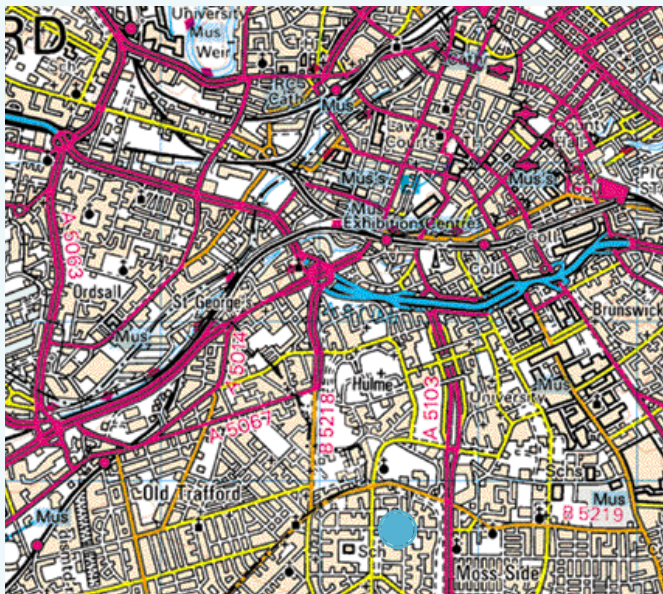
Lead designer
ECD Architects

Developer
North British Housing Association

Overview

The site lies within the area developed as the infamous crescent blocks of the 1960's. Since 1991, under Hulme City Challenge, the area has undergone total regeneration. Rolls Crescent is a built response to the Hulme Design Guide and it could be said that this development provokes the sense of community and spirit expressed in the Guide.

The site follows a very traditional street layout and forms three distinctive perimeter blocks on the 1-hectare site. The development consists of a varied mix of house types on one, two and three storeys. Four of the 67 houses have been designed specifically for wheelchair access. Ramps have also been positioned outside a further four three-bedroom dwellings, intended for the elderly.



● The site



■ Area of detailed analysis

📷 Photo position

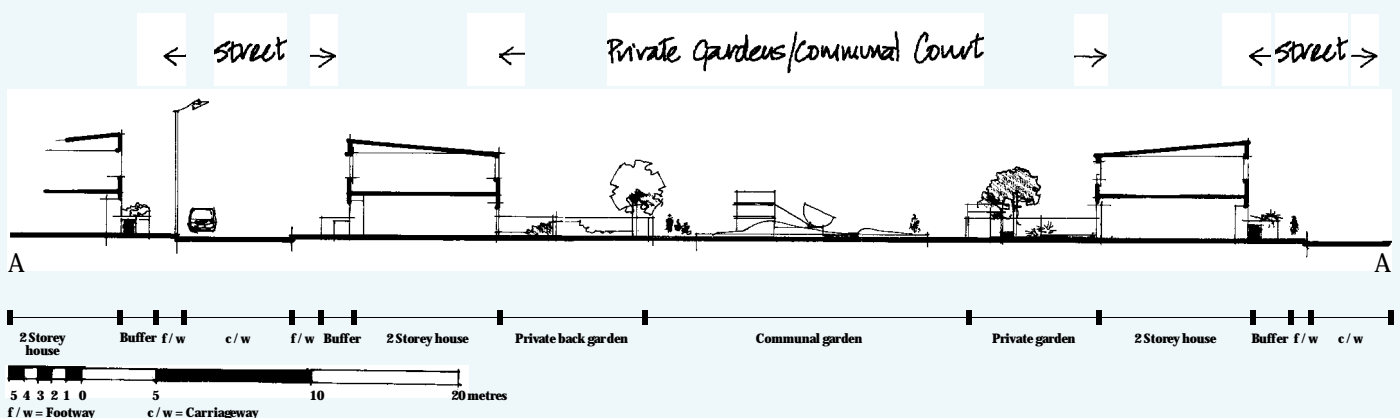
Evaluation

There are many positive aspects of Rolls Crescent:

- The varied building heights and the enhanced corner treatment help to create positive focal points along both sides of the street;
- Front doors face directly onto the street, improving public surveillance;
- There is a wide mix of dwelling types, tenure and size;

- The building line is behind a two-metre deep buffer zone, which provides space for rubbish, storage, meter boxes, cycles, and allows for personalisation. This design also reinforces the public/private divide.

Arguably a negative aspect of the development is the small size of private and communal gardens, although, the communal space does lend a sense of community to the development.





1 The site offers a varied mix of dwellings, including one-storey disabled units. On-street parking effectively reduces traffic speeds. There are only six off-street parking bays and these are designated for the disabled.



2 Two metre wide zones in the front of buildings allow for bin storage, meter boxes, cycle storage and personalisation.



3 Arising from the variety and mix of dwelling types, the roofscape presents an attractive skyline profile and creates interest from street level.



4 There is a distinct buffer zone between the street and the building line.



5 Internal courtyards provide small, overlooked, yet secure private gardens and a small communal courtyard.

Analysis of built form components within the area of detailed analysis

Area of detailed analysis	1.23 ha.
Number of Dwellings (67 Houses):	67
Dwelling mix (11 dwelling types):	Houses: 2-bed houses (wheelchair accessible) 2-bed houses (3 types) 3-bed houses (5 types) 4-bed houses (wheelchair accessible) 5-bed houses
2 bed house	
Density	
Dwellings per hectare:	54
Habitable rooms per hectare:	233
Floorspace per hectare:	4961.1m ²
Space in and around the home	
2-bed house	80.5 m ²
Typical garden area for a 2-bed house:	
3-bed house:	95 m ²
Typical garden area for a 3-bed house:	48 m ²
Car Parking	
Parking spaces per dwelling:	0.8
Parking within building curtilage	11%
On-street	89%
Parking courts/ dedicated off-street bays	0%
Garages	0%
Overall land budget	
Dwellings footprint:	28%
Private gardens:	33%
Communal outdoor space and courtyards:	9%
Roads, footpaths and parking:	30%