

Early to Mid 20th Century Municipal Suburbs

Areas within this Zone

'Wybourn', 'Ecclesfield Estates', 'Wincobank and Grimesthorpe', 'Parson Cross / Shiregreen', 'Arbournthorne', 'Manor and Woodthorpe', Manor Park, Wisewood Estate.

Summary of Dominant Character

The stereotypical pattern of development within this zone is one of large scale land acquisition by the Council, rapidly followed by the laying out of formal geometrical plans based on intersecting circles with open greens, institutional buildings and retail areas placed at the hubs of these radial streets.

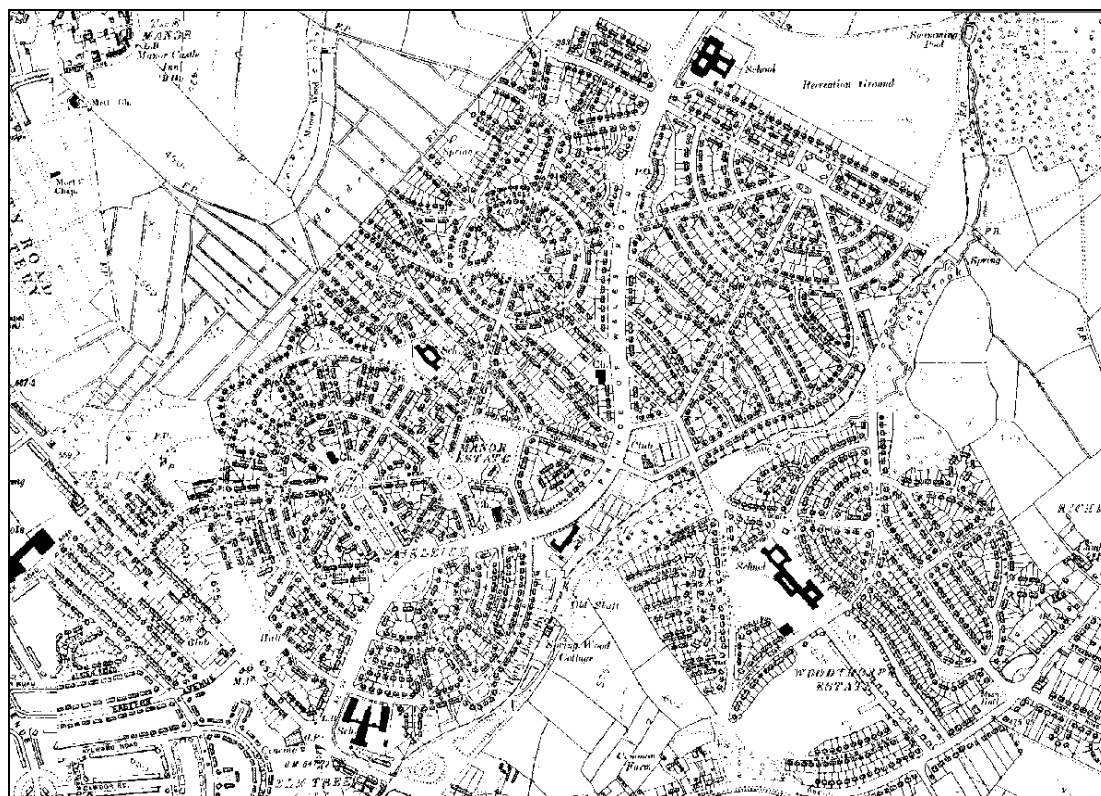


Figure 1: Manor and Woodthorpe Estates as depicted by the Ordnance Survey in 1938. The radial plans of these estates were influenced both by the Garden City movement and also by the model settlements developed by colliery companies in the region in the early 20th century. Historic mapping © and database right Crown Copyright and Landmark Information Group Ltd (All rights reserved 2008) Licence numbers 000394 and TP0024

These estates generally employed a variety of stock patterns for the blocks of “minimal Neo-Georgian” (Harman and Minnis 2004, 29) cottages, which are normally grouped in short terraces of two, three or four dwellings generally of red machine formed textured brick. Cul-de-sac’s are rare,

with most roads forming circuits, and houses generally aligned to a repetitive pattern with small front and larger rear gardens. It is rare for houses on the most characteristic areas of these estates to feature no private defensible space. As a consequence most of the residential units in these zones are recorded within the HEC database as being of 'medium density' with an average 25-55 dwellings per ha.

Primary schools are provided across this zone at regular intervals, the typical design mirroring the Neo-Georgian facades of the housing but otherwise employing 'open-air' principles with sliding partitions opening from classrooms onto open courtyards (ibid).

Landscaping of the streets is generally harsh with few street trees included in the designs (notable exceptions to this being at Longley and Wisewood where some mature trees are a feature). Ornamental and recreation space in this zone were less often of the parkland character, common in the Victorian or early 20th century city with open spaces generally reserved chiefly as recreation grounds (often featuring pavilions and spaces for team sport), or as allotment gardens.

A number of these estates have been under major redevelopment in recent years with large areas demolished (particularly in the Manor and Parson Cross areas) and replaced with new housing. This programme has resulted in large scale 'interstitial' landscapes of dereliction and scrub, current during the time of this project, but mostly scheduled for redevelopment under the Housing Market Renewal programme.

Inherited Character

Sheffield's earliest municipal cottage estate at Wincobank, in the east of the city, was constructed following competitions organised by the corporation for design aspiring in its principles "as far as possible, to ... a miniature garden city" (City of Sheffield, 1905, 11). The estate plan at Wincobank represents the transition of Sheffield Corporation developments from the grid iron patterns and tenement blocks they began the century with to the more spacious cottage estates which would become so characteristic of the 1930s. Early cottages on the estate were built to a grid iron pattern, around regular open spaces to the designs of architect Percy Bond Houfton (responsible in 1896-8 for Creswell Model Village for the Bolsover Colliery Company). Houfton's houses were some of the first in Sheffield built for workers to provide not only internal toilets but also (in the 'Class B' houses) upstairs bathrooms. It is also notable that these houses were built with both an individual private back yard as well as a small front garden. A later phase of the estate (the design of which was presented at the Yorkshire and North Midland Cottage Exhibition of 1907) dispensed with the formal grid in exchange for a more 'Picturesque' layout which mixes the "formality of a central axis (Primrose Avenue), with... the informality of gently curving estate roads" (Harman and Minnis, 2004, 186). A number of different building designs were constructed within this estate,

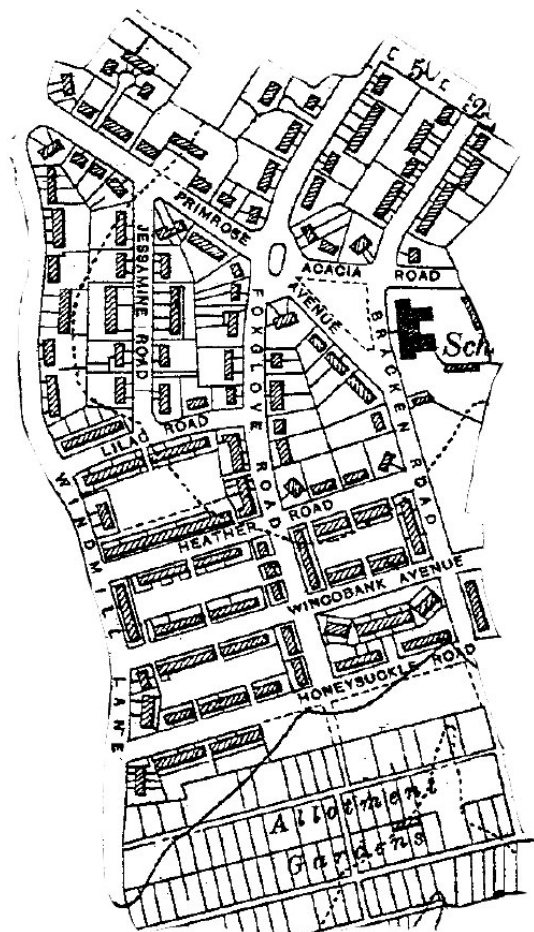


Figure 2: The Flower Estate illustrates the evolution of Sheffield's Cottage Estates in the early 20th century. Houfton's cottages (making use of central greens) are in the south, whilst the slightly later 'Exhibition' houses, arranged on gently curving principles, are in the north. 1922 OS map extract © and database right Crown Copyright and Landmark Information Group Ltd (All rights reserved 2008) Licence numbers 000394 and TP0024

some of which appear to have formed the basis of cottages designs that were rolled out across other Sheffield estates built in the 1930s.

As a rule the Sheffield cottage estates did little to preserve existing historic character features. These developments still represent single and wholesale alterations of landscapes in the Sheffield City Council area since the enclosure acts of the late 18th and early 19th

centuries improved large swathes of moorland.

Later Characteristics

By the early 1950s it was apparent to Sheffield's Housing Development Committee that the designs underpinning the designs executed within this zone would not be able to continue to address the acute housing needs of the post war period, not least because the land available for development was too limited to meet the demands of these medium density designs (Harman and Minnis 2004, 32-33). This led the city architects team to actively seek out modernist systems of building and planning which could take account, on one hand of sites undeveloped because of their steep terrain or unfavourable north facing aspect, and on the other of systems that could facilitate rapid development on central 'slum clearance' sites (Sheffield Corporation 1962, 6).

A number of the character areas in this zone were finished during this period of architectural change in the city. This process is most noticeable at the shopping areas added to these estates in the 1950s and 1960s, although Manor Park has considerable numbers of modernist maisonette units.

Later in the 20th century council tenants in these areas were encouraged to buy their homes and there were fewer government incentives for councils to build housing (Short 1982, 59), to which some writers have attributed the lack of capital investment in these areas during the 1980s. A number of council houses in Rotherham have moved into private hands in this time. This is part of a nationwide trend where home ownership has increased and council renting decreased since the 1970s (Office for National Statistics 2004, 30).

This has led to more housing currently being built by private developers, a trend that has itself led to the development of large late 20th century suburbs. Within the 'Municipal Suburbs' zone there has been some infilling with privately built housing and private expansion surrounding them.

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