Housing in the 20\textsuperscript{th} century

Part 1 of 3
Housing in the 20th Century Pt 1 of 2

- This Series of slides takes the student from the beginning of the 20th century into the 21st-century. It starts with the garden suburb of which there are a number of examples built at the turn of the century and moves into the territory of Planning Policy Guidance 3 which was a document setting out national planning policy at the end of the 20th century. Students will notice a wide variety of styles with many references to previous centuries. One of the central themes is the efficiency (or lack of it) in the use of land by housing developments. The examples are taken from village developments and from market towns. The latter styles would also be found in larger towns and cities where there are examples of higher density development discussed in later sections of the course.
Olde English- Comfortable and agreeable

an example from Hampstead Garden suburb
The modern or traditional look in the 20s and 30s

Note the use of render, metal and wooden windows, contrasting paint, brick, tile hanging, ornamental windows and arches. The traditional look has generally created and maintained greater value than its modernist counterpart.
2000 infilling using more mock Tudor timbering, finials, split flints and contrasting brick and tile courses. These detached 4 bedroomed village houses would be in the top few percent in terms of the price of houses.
1950s Council housing - built at a relatively low density (about 8 dwellings per acre/20 per hectare). Building between these dwellings is resisted in order to maintain the character of the area. About 50% of the houses on this estate have been brought under the “right to buy” legislation.
Council housing 1950s  No coherent landscaping in either the public or private domains. A high maintenance commitment for the Council and not very efficient use of space
Private housing 1960s built at slightly higher densities but with even less landscaping. On an exclusively private estate even lower quality housing would fetch higher prices.
Private bungalows 1960s Designed for but not always lived in by small elderly households
Council housing 1960s recognisable by the lack of variety and often less well maintained public realm
Replacement almshouses (1980s) in conservation area. Buildings with some particular function sometimes have more character.
1990s sheltered housing - Demonstrating that this specialist form of housing need not be institutional in character.
Private housing 1980s Pre-PPG 3 and the Government’s desire to see higher densities. Note the shared highway surface and absence of foot paths.