



# Housing Morphology in Clerkenwell

## Bevin Court

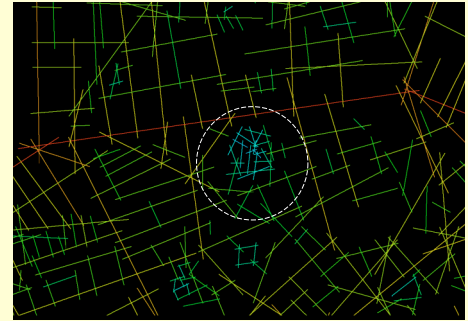


Fieldwork & Analysis carried out by Zaheen Shah, Pelin Dursun Korkmaz, Fumio Chiken

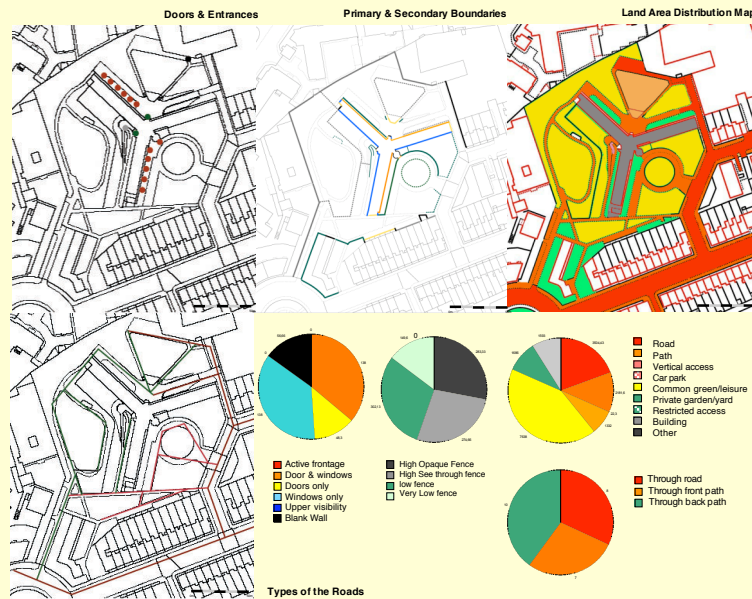
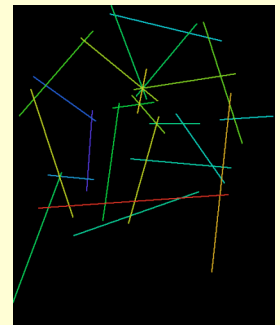


Bevin Court designed by Lubetkin in 1954 in Holford Square where was an attractive part of the Regency and late Georgian development of squares and terraces covering the westerly slope where Firstbury runs down to meet St Pancras. The houses in the square were mostly destroyed or seriously damaged by bombing during the last war (1). Instead of preserving the form of old square Lubetkin designed an autonomous object which no longer surrounds the square but occupies it.

Today Bevin Court is surrounded by mostly residential buildings. The only commercial building which is located at the back of the Bevin Court is a community centre and it is used by the inhabitants of this housing estate.



Variable	Value
Number of axial lines	474
Mean Global Integration (Radius n)	1.256
Mean Local Integration (Radius 3)	2.63
Mean Depth from Most Integrated	7
Mean Integration (Radius=Radius)	1.730
No. of Cul-de-sacs (connectivity=1)	222

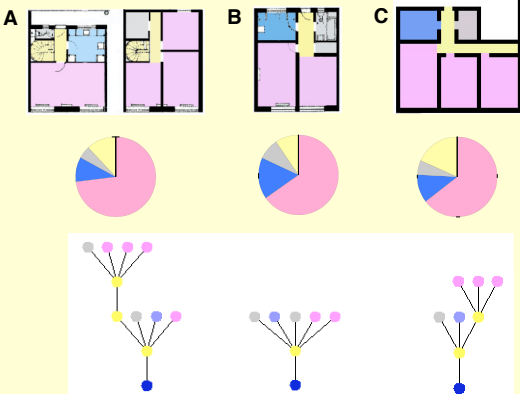


Variable	Value
(EHCS) Housing unit Type	highrise
Purpose built/converted	purpose built
Year of original building	1954
Year of conversion	
(EHCS) ageband	4,46,18,75
No. of storeys	8
Total area of building foot print	1
no. of car parking spaces	1
no. of dwelling entrances	12
no. of non-residential entrances	0

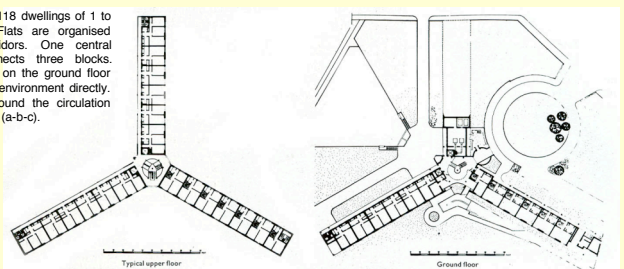
Variable	Value
No. of internal axial lines	25
No. of convex spaces	29
Ratio of axial lines/convex spaces	0.8621
Mean Global Axial Integration	1.3641
Mean Global Convex Integration	0.1849
Maze index	2.875
No-neighbours score	54
Separation index	27
Connectiveness ratio	5%
Neighbourliness score	6



### Flat Types



Bevin Court comprises 118 dwellings of 1 to 4 bedroom capacity. Flats are organised along the open corridors. One central circulation tower connects three blocks. Limited number of flats on the ground floor are connected to outer environment directly. Flats are organised around the circulation spaces (halls and stairs) (a-b-c).



Housing Unit	no. of units	total area	no. of living spaces	no. of bedrooms	no. of bed spaces
Type A	133	133m <sup>2</sup>	1	3	
Type B	7	75m <sup>2</sup>	1	1	
Type C	100	100m <sup>2</sup>	1	2	
<b>Totals</b>	<b>118</b>				

Housing Type	no. of convex spaces	no. of transition spaces	mean global integration	mean depth from threshold	no. of entrances
Type A	11	3	1.164	2.80	1
Type B	7	1	0.841	1.83	1
Type C	8	2	1.087	2.29	1