



VivaCity 2020

# Housing Morphology in Clerkenwell

## Bourne Estate

Fieldwork & Analysis carried out by Sung Ki Chung & Markus Lentsch name

Gray's Inn Road  
Global Traffic Route



Portpool Lane  
Local Street, closed off for  
through traffic



Clerkenwell Road  
Global Traffic Route



Leather Lane  
Local Market Street



Variable	Value
Number of axial lines	1 472
Mean Global Integration (Radius 1)	1 257
Mean Local Integration (Radius 3)	2 621
Mean Depth from Most Integrated	6 982
Mean Integration (Radius=Radius)	1 732
No. of cul-de-sacs (connectivity=1)	223



### Discussion

- estate diversity of block structure
- density of estate
- 



Courtyard, Common Green



Courtyard, Circulation 'Streets'

Variable	Value
(EHCS) Housing unit Type	Low-rise Purpose Built Flat
Purpose built/converted	purpose built
Year of original building	1901-1903
Year of conversion	
(EHCS) ageband	1900 - 1918
Total site area	11 850 m <sup>2</sup>
No. of stories	5, 6
Total area of building foot print	5 712 m <sup>2</sup>
no. of car parking spaces	49
no. of dwellings entrances	30



Road Map



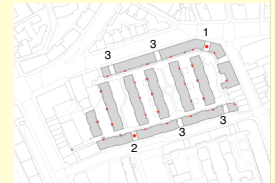
Landuse Map, Block



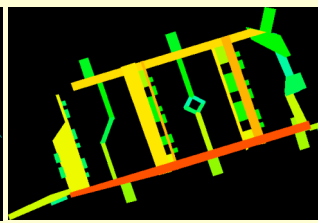
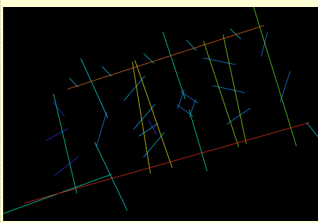
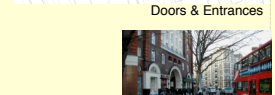
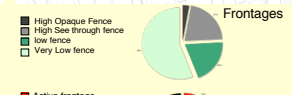
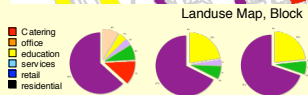
Land Area Distribution Map



Frontages



Doors & Entrances



Variable	Value
No. of internal axial lines	38
No. of convex spaces	58
Ratio of axial lines/convex spaces	0.6551
Mean Global Axial Integration	1.5061
Mean Global Convex Integration	0.0756
Maze index	3.6451
No-neighbours score	3.066
Separation index	6.043
Constitutedness rate	51.72
Neighbourliness score	2.36



1 Entrance Clerkenwell R.



2 Entrance Poolport Lane

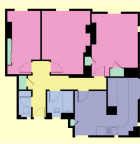
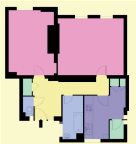


3 Entrances, closed off

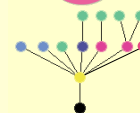
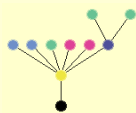
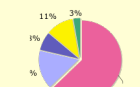
### Flat Types

A

B



- Habitable areas
- Circulation
- Bath
- Kitchen
- Storage



Housing type	no. of convex spaces	no. of transition spaces	Mean Global Integration	Mean Depth from Threshold	No. of entrances
Type A					
Type B					

Housing type	Habitable Area	Kitchen Area	Bathing Area	Circulation Area	Storage Area
Type A	37	9.17	4.43	6.59	1.52
Type B	25	7	4	5	4

Housing Unit	No. of Units	Total Area	No. of Living Spaces	No. of Bedrooms	No. of Bedspaces
Type A		58.81			
Type B		45.11			
Totals	333				