Housing Morphology in Clerkenwell

Brewhouse Yard - Private housing development

Fieldwork & Analysis carried out by Abdul Gemil
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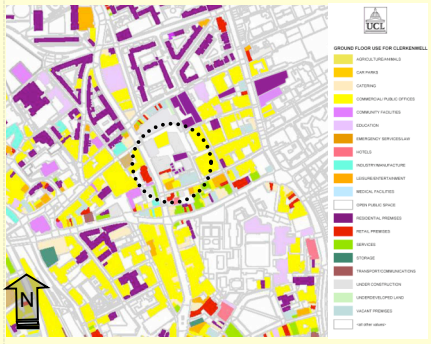
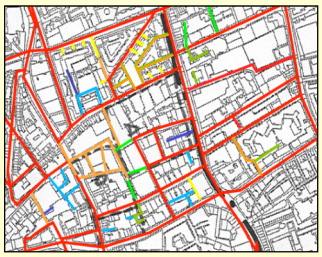
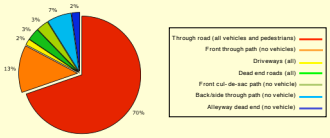
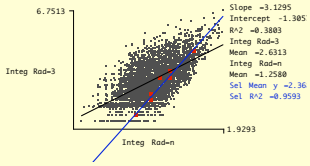
VivaCity2020



Background
The mixed use development that includes retail, offices and residences is located in an area that provides a large spectrum of amenities and adds even more diversity to it. The surrounding urban `fabric' has been extended and already popular pedestrian routes instated.

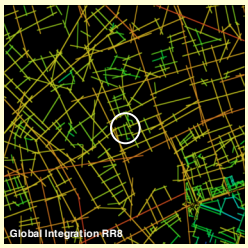


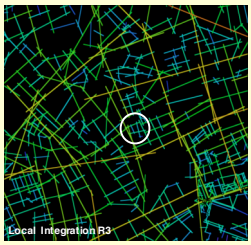


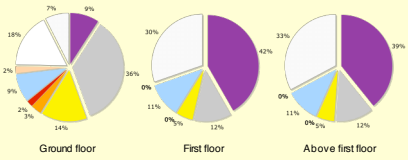


Variable	Value
Number of axial lines	4730
Mean Global Integration (Radius n)	1.25
Mean Local Integration (Radius 3)	2.63
Mean Depth from Most Integrated	8
Mean Integration (Radius-Radius)	1.62
No. of Cul-de-sacs (connectivity=1)	628

The development is linked to axes that have a medium-high value of global and local integration.
The internal lines have relatively low values of integration.
The plot of synergy shows that the complex forms a pretty well determinate structure.



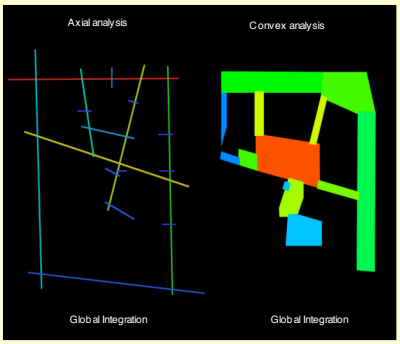


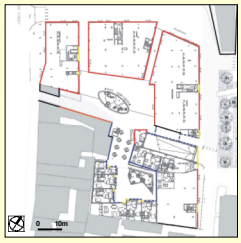


Doors & Entrances

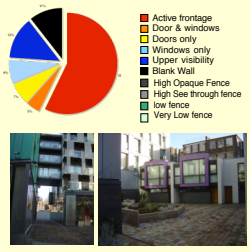
Variable	Value
(EHCS) Housing unit Type	HR PB FLATS
Purpose built/converted	Purpose built
Year of original building	2003
Year of conversion	n/a
(EHCS) ageband	post 1980
Total site area	6,432m²
Total area of building foot print	3,284m²
no. of car parking spaces	191
no of dwelling entrances	10
no of non-residential entrances	24

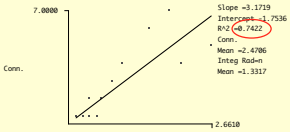
In the axial analysis can be noticed that the formed external circulation is the most integrated followed by the line that cuts through the court.
As convex spaces are concerned as expected the best integrated is the main court.



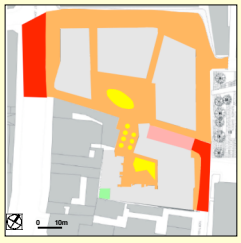


Primary & Secondary Boundaries Only

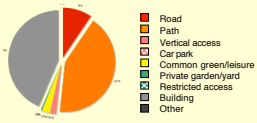




Intelligibility of the system



Land Area Distribution Map



- The development includes 4 (6-9 story) blocks around a central plazza + 6 terraced houses around another small square.
- Elements like piazza, street, lanes, courtyards, and passages are used and they are very well surveyed from the higher level of residences (through large windows and balconies) as well as from the ground floor comercial units (through continuous glass courtains).

Variable	Value
No. of internal axial lines	13
No. of convex spaces	13
Ratio of axial lines/convex spaces	1
Mean Global Axial Integration	1.33
Mean Global Convex Integration	4.53
Maze index	0.72
No-neighbours score	5
Separation index	1
Constitutedness rate	0.38
Neighbourliness score	2.2
Interface decomposition score	1.33

Flat Types