



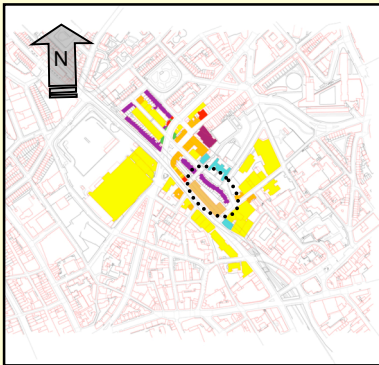
Housing Morphology in Clerkenwell

Catherine Griffiths Court

VivaCity2020

Fieldwork & Analysis carried out by Alfredo Gutierrez and Konstantinos Ioannidis

Land Use Map (estate plus surrounding buildings)



Radius-Radius Axial Map of the Broader Area



Background Information

- This complex was built as a **council estate** approx. in the late 70's or early 80's.
- Easily accessible** by means of public transport or otherwise.
- Low-rise scheme, provides shelter for 22 families

Notes:

- Busy area, partly commercial, partly residential.
- Globally and locally well integrated.**
- Pedestrian character of the front through-path makes the estate busy but with very low noise pollution

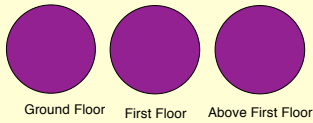
Variable	Value
Number of axial lines	4716
Mean Global Integration (Radius n)	1.2577
Mean Local Integration (Radius 3)	2.6321
Mean Depth from Most Integrated	10
Mean Integration (Radius-Radius)	1.4445
No. of cul-de-sacs (connectivity=1)	219



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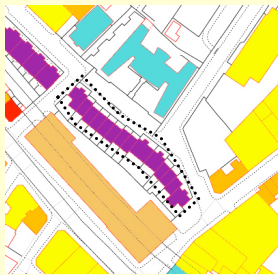


Estate Land Use Pie Charts: 100% Residential

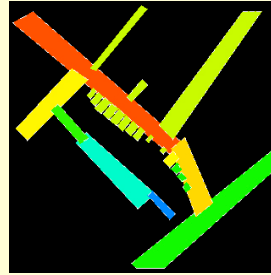


Variable	Value
(EHCS) Housing unit Type	small terraced houses - low rise purpose built flats
Purpose built/converted	purpose built
Year of original building	-
Year of conversion	-
(EHCS) ageband	post 1980
Total plot area	3351
No. of storeys	2/4
Total area of building foot print	989
No. of car parking spaces	18
No. of dwelling entrances	4
No. of non-residential entrances	0

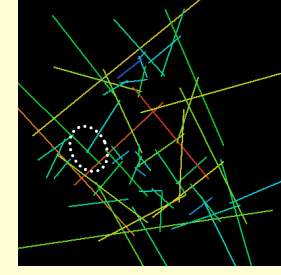
Land Use Map (estate only)



Internal Spatial Structure Convex Map



Internal Spatial Structure Axial Map

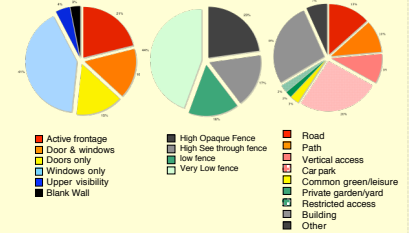
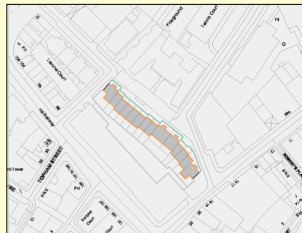


Note: The "Supergrid" for the Internal Spatial Structure Axial Map is consisted by highly integrated streets: Farnham Rd, Esmouth Market, A.V. Skinner St, St John St, C. Grenville Rd.

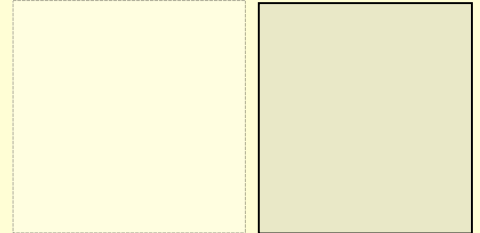
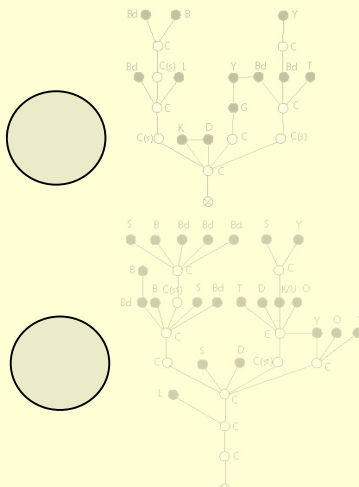
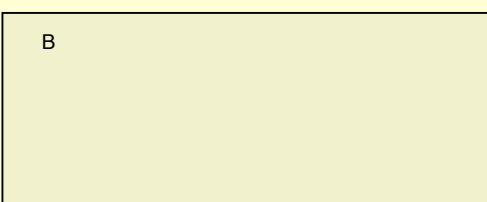
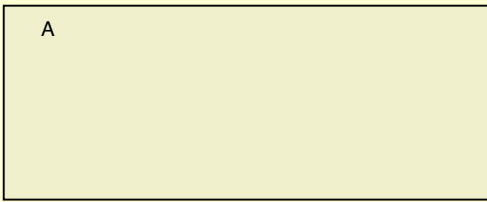
Variable	Value
No. of internal axial lines	3 (system: 54)
No. of convex spaces	24
Ratio of axial lines/convex spaces	0.125
Mean Global Axial Integration	1.8966 (system: 1.6138)
Mean Global Convex Integration	0.758
Maze index	1.565 (system: 1.862)
No-neighbours score	1.866
Separation index	1
Connectiveness rate	9%
Neighbourliness score	1
Interface decomposition score	1.067

Notes:

- Complex provides a **highly integrated path** for its immediate urban context
- Perhaps because of the **multiplicity of activities** taking pace in the area, the level of busyness of the front path is extremely high during work hours.
- Although the visual relation of the complex with the environment is strong, the physical transition from the outside to the inside of the flats is more 'fragmented' due to the front yards



Flat Types



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

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