



# Housing Morphology in Clerkenwell

## Cavendish Mansions, Clerkenwell Road

Fieldwork & Analysis carried out by Hede Wojgani & Nena Singh



Figure ground 1885

### Background

Cavendish Mansions was built around 1882 by a speculative builder called James Hartnoll for Samuel Toye. This was a model for working class housing at the time and provided sinks, dust chutes & internal WC's. Acquired by the Council in 1975, extensive refurbishments were undertaken to internal services, roofs & windows to provide 166 units of 1bd, 2bd & 3bd. Historically, the residents have lived in the estate for extended periods (66 years!) leading us to the conclusion that this has been a successful residential environment.



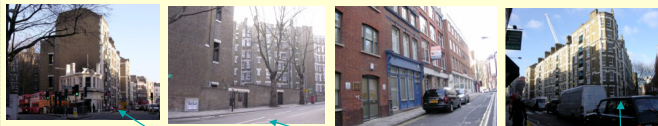
Figure ground 1895

### Discussion

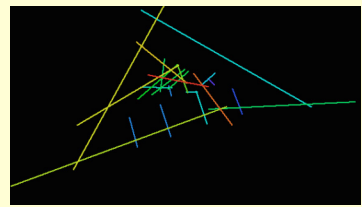
Today, this is an inner city estate situated in a traffic island i.e. surrounded by vehicular streets on all sides. Given the high integration value of Clerkenwell Road in the global scale and the diverse land use around its periphery, this is a well integrated urban block. The residents are from various social & cultural backgrounds and are appreciative of the presence of most amenities in the neighbourhood, except playgrounds. Generally, this is located in close proximity to an area undergoing rapid redevelopment and a perceptible upgradation. From the scattergram, we note that the peripheral streets are globally well integrated.



Variable	Value
Number of axial lines	4726
Mean Global Integration (Radius n)	1.2581
Mean Local Integration (Radius 3)	2.6322
Mean Depth from Most Integrated	6.9677
Mean Integration (Radius=Radius)	1.7338
No. of Cul-de-sacs (connectivity=1)	221



Variable	Value
(EHCS) Housing unit Type	High rise
Purpose built/converted	Purpose built
Year of original building	1882
Year of conversion	1975
(EHCS) ageband	1850-1899
Total site area	2077 sq.mts.
No. of storeys	7
Total area of building foot print	1047 sq.mts
no. of car parking spaces	0
no. of dwelling entrances	7



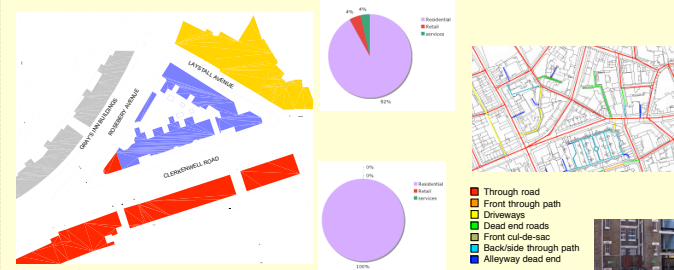
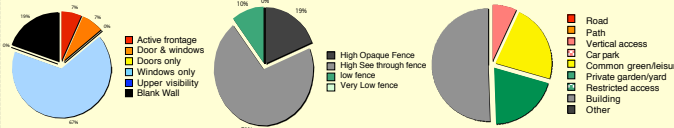
Axial analysis -n



Variable	Value
No. of internal axial lines	18
No. of convex spaces	28
Ratio of axial lines/convex spaces	0.64
Mean Global Axial Integration	1.4936
Mean Global Convex Integration	7.3
Maze index	2.7
No-neighbours score	3.25
Separation index	2
Constitutedness rate	42%
Neighbourliness score	2

### Discussion

This is a very dense block accessed from two sides leading to a central courtyard. All entrances into the estate are regulated resulting in an almost fortified complex with four doors leading off the Clerkenwell Road. As the convex analysis shows, the pavement is a part of the system of the estate. The VGA analysis also confirms this and shows that the courtyard functions as one spatial entity and not a complex of convex spaces. Most of the frontage has windows & upper visibility which ensures constant surveillance and almost all frontages are punctured by doors. The high See through fence provides transparency while demarcating public from private. The land use Shows efficient usage of area with about 50% given to the units.



### Flat Types

- Habitable areas
- Circulation
- Bath
- Kitchen
- Storage
- Stair case

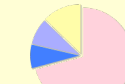
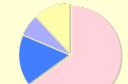
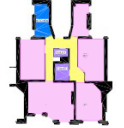
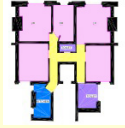
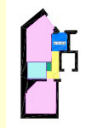
1-14

15-21

43-89C

125-166

97-110



Housing type	no. of convex spaces	no. of transition spaces	Mean Global Integration	Mean Depth from Threshold	No. of entrances
1 to 14	8	2	3.2/0.72	1.57	1
15 to 21	9	3	3.3/0.87	1.57	1
43 to 89 C	7	2	2.2/0.87	1.57	1
97 to 110	12	4	4.4/0.25	1.7	1
125 to 166	17	4	4.4/5.1 25	1.7	1

Housing Unit	No. of Units	Total Area	No. of Living Spaces	No. of Bedrooms	No. of Bedspaces
1 to 14	14	30.5	1	2	
15 to 21	7	32	1	2	
21 to 28	7	54	1	1	
29 to 42	14	29.5	1	1	
43 to 89 A	7	50	1	1	
43 to 89 B	7	43	1	1	

### Discussion

It is interesting to note that even though the layouts are a result of refurbishment and intervention, the j-graphs of all units are similar. Also, the ratio of habitable space to unit area is favourable & as the VGA shows, the internal isoists ensure that almost all spaces are visually integrated. The high control value of the circulation space implies that this could be an uncomfortably busy space! The images confirm the cramped staircase but also demonstrate that thresholds are individually articulated.

