

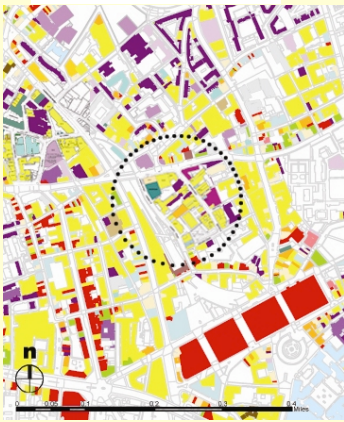


# Housing Morphology in Clerkenwell

## Clerkenwell Central

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VivaCity 2020



Land use on ground floor level

### Background

Clerkenwell Central is located in the centre of Clerkenwell's "most sought-after quadrangle bordering" Clerkenwell Road, Turnmill Street, Cowcross Street and Britton Street.

The neighbourhood of Clerkenwell Central estate from modern or refurbished high level buildings on refurbishment. The smell of former poverty can be recalled:

The contrast of new offered loft spaces to the character of neighbourhood building is high. The occupiers of both newly built estates seem to be middle class people. The relationship between provided bedspaces and units predict that potential occupants are mainly city workers that barely stay in their homes more than for sleeping overnight.

Dickens Court alongside Britton Street was built in the 1970/2 and used to be a warehouse until its refurbishment into loft-style apartments in 1998. In April 1997 Clerkenwell & Smithfield converted into Conservation Area. In April 1997 so the façade of Dickens Court had to be saved. The Dickens Mews Houses and Thackery Court got newly planned and built (the place used to be a car park on basement ground).

In 1990 a comprehensive development plan for the whole building complex between Clerkenwell Road, Turnmill and Britton Street was set up. In 2000 the units got sold and occupied.

Variable	Value
Number of axial lines	4,719
Mean Global Integration (Radius n)	1.2575
Mean Local Integration (Radius 3)	2.6322
Mean Depth from Most Integrated	8.9013
Mean Integration (Radius=Radius)	0.9041
No. of Cul-de-sacs (connectivity=1)	222



Clerkenwell Central - Courtyard



Int rad n neighborhood scale



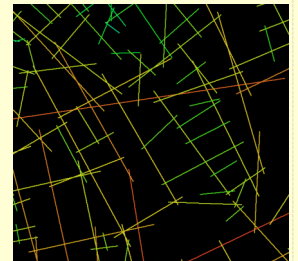
Land use first floor



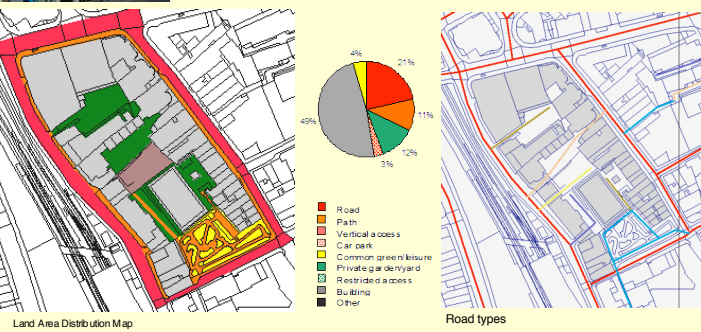
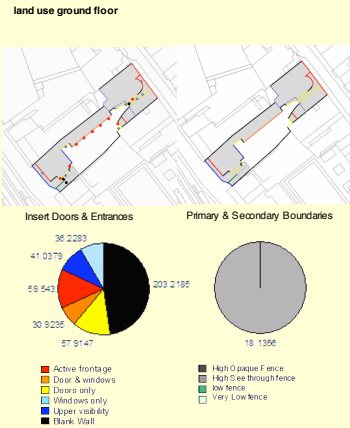
Land use ground floor

Variable	Value	Value2	Value3
(EHCS) Housing unit Type	Thackery Court	Dickens Mews House	Dickens Court
Purpose	purpose-built	purpose-built	converted flats
Year of original building	1998	1998	1970
Year of conversion	n.a.	n.a.	1998
(EHCS) ageband	post 1980	post 1980	post 1985-1980
Total site area	397.97	287.27	822.11
No. of storeys	5	3	6
Total area of building	2450.53	1515.00	4965.53
no. of car parking sp	30	5	18
no of dwelling entr	1	5	1
no of non-residential	1	none	1

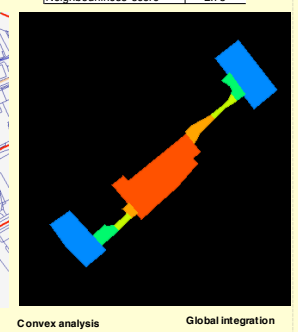
The Dickens Court, Thackery Court and Dickens Mews encloses a courtyard within itself. The axial line passing through the courtyard connects the Turnmill Street and Britton Street. The presence of the yard makes it visible from either adjacent streets. However access is restricted to the inhabitants only.



Axial analysis Global integration

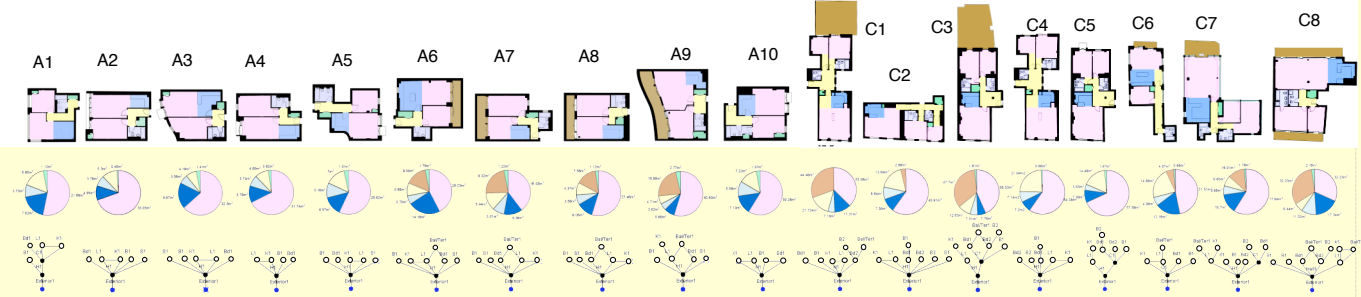


Variable	Value
No. of internal axial lines	1
No. of convex spaces	8
Ratio of axial lines/convex spaces	0.125
Mean Global Axial Integration	n.a.
Mean Global Convex Integration	1.86
Maze index	1
No-neighbours score	3.25
Separation index	1.5
Constitutedness rate	50
Neighbourliness score	2.75



Convex analysis Global integration

### Flat Types



Housing Type	No. of units	Total	No. of	No. of	No. of	Housing type	No. of convex	No. of transitions	Mean Global	Mean Depth from	No. of
A1	2	40,851	2	1	2	A1	1	1	1.3131	1.3131	1
A2	4	81,702	4	1	4	A2	1	1	1.3131	1.3131	1
A3	4	81,702	2	1	2	A3	1	1	1.3131	1.3131	1
A4	4	81,702	2	1	2	A4	1	1	1.3131	1.3131	1
A5	8	163,404	2	1	2	A5	1	1	1.3131	1.3131	1
A6	5	102,153	2	1	2	A6	1	1	1.3131	1.3131	1
A7	3	61,051	2	1	2	A7	1	1	1.3131	1.3131	1
A8	3	61,051	2	1	2	A8	1	1	1.3131	1.3131	1
A9	3	61,051	2	1	2	A9	1	1	1.3131	1.3131	1
A10	7	143,404	3	2	3	A10	1	1	1.3131	1.3131	1
B1	5	102,153	6	3	6	B1	1	1	1.3131	1.3131	1
C1	3	61,051	3	2	3	C1	1	1	1.3131	1.3131	1
C2	10	203,404	3	2	3	C2	1	1	1.3131	1.3131	1
C3	3	61,051	3	2	3	C3	1	1	1.3131	1.3131	1
C4	5	102,153	3	2	3	C4	1	1	1.3131	1.3131	1
C5	3	61,051	3	2	3	C5	1	1	1.3131	1.3131	1
C6	3	61,051	3	2	3	C6	1	1	1.3131	1.3131	1
C7	3	61,051	3	2	3	C7	1	1	1.3131	1.3131	1
C8	8	163,404	3	2	3	C8	1	1	1.3131	1.3131	1
CB	2	40,851	3	2	3	CB	1	1	1.3131	1.3131	1