

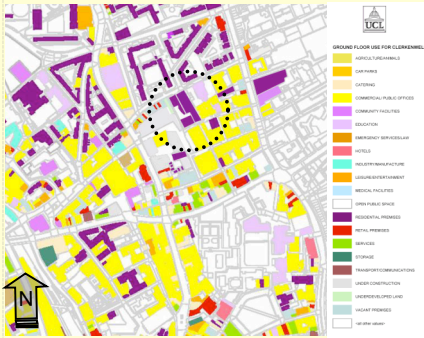


VivaCity2020

Housing Morphology in Clerkenwell

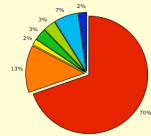
Dallington Street - Affordable housing development

Fieldwork & Analysis carried out by Abdul Gemil Esenghuil (Esi) and Theodosiou Foteini (Fay)

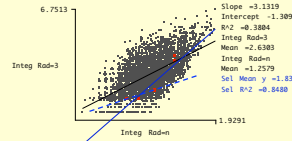


Background

The affordable residential development is included in an urban block that contains offices, residences and schools, evolved throughout the history. It is next to the Compton Passage and has entrances on both streets, but inaccessible for public.

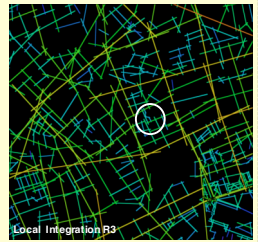
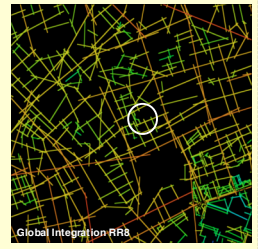


Through road (all vehicles and pedestrians)
Front through path (no vehicles)
Dead end roads (all)
Front cut-de-sac path (no vehicles)
Backside through path (no vehicles)
Alleyway dead end (no vehicles)



Variable	Value
Number of axial lines	4733
Mean Global Integration (Radius n)	1.23
Mean Local Integration (Radius 3)	2.83
Mean Depth from Most Integrated	3
Mean Integration (Radius=Radius)	1.62
No. of Cul-de-sacs (connectivity=1)	628

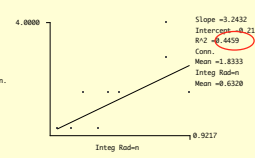
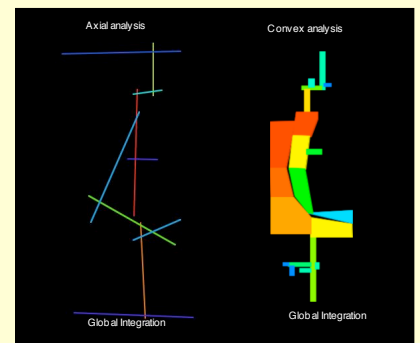
The development is linked to axes that have a medium value of integration but all the lines included have relatively low values of integration. The plot of synergy shows that the complex is not distinctive as a separate structure (scattered elements, separated the 2 super-grid lines).



Doors & Entrances

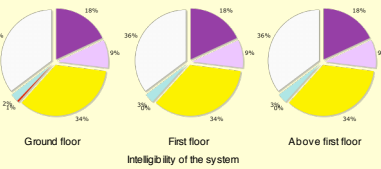
Variable	Value
(EHCS) Housing Unit Type	HR FLATS
Purpose built/converted	Purpose built
Year of original building	2004
Year of conversion	n/a
(EHCS) ageband	post 1980
Total site area	1500m
Total area of building foot print	1014m
no. of car parking spaces	none
no. of dwelling entrances	8
no. of non-residential entrances	none

The best integrated lines are the ones belonging to the circulations from the entrances to the court (and some of the dwelling entrances). Most integrated spaces resulting from the convex analysis are the ones belonging to the part of the court that serves the passage. The intelligibility of the development is lower than in the case of the private development.



Intelligibility of the system

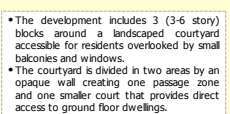
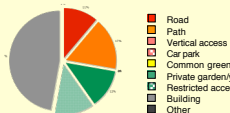
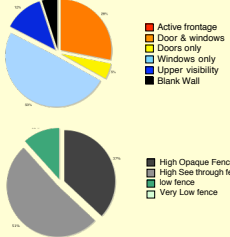
Variable	Value
No. of internal axial lines	10
No. of convex spaces	20
Ratio of axial lines/convex spaces	0.5
Mean Global Axial Integration	0.63
Mean Global Convex Integration	2.55
Maze index	1.91
No-neighbors score	5.57
Separation index	-3
Constitutedness rate	0.35
Neighborhoodness score	1.57
Interface decomposition score	1.85



Intelligibility of the system



Primary & Secondary Boundaries Only

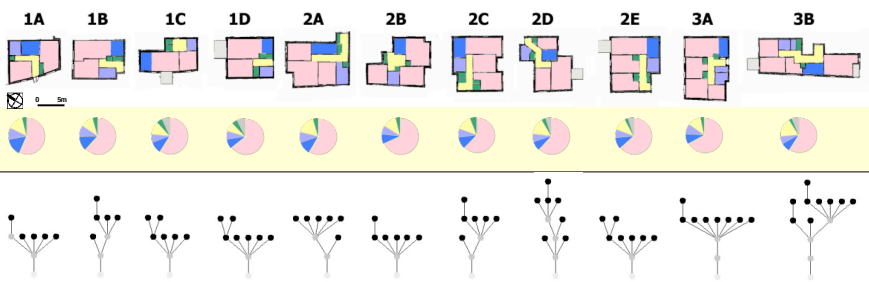


The development includes 3 (3-6 story) blocks around a landscaped courtyard accessible for residents overlooked by small balconies and windows. The courtyard is divided in two areas by an opaque wall creating one passage zone and one smaller court that provides direct access to ground floor dwellings.



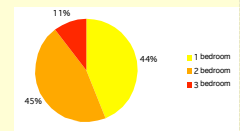
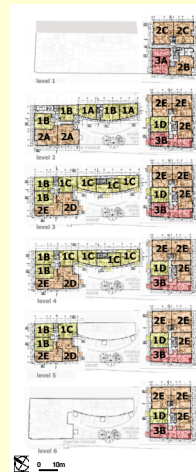
Land Area Distribution Map

Flat Types



Housing type	no. of convex spaces	no. of transition spaces	Mean Global Integration	Mean Depth from Threshold	No. of entrances
Type 1A	9	2	5	1.9	1
Type 1B	8	2	4.45	2.55	1
Type 1C	8	1	6.38	1.87	1
Type 1D	9	1	7.19	1.88	1
Type 2A	9	2	7.19	2.22	1
Type 2B	8	1	5.38	1.75	1
Type 2C	9	2	5.37	2.22	1
Type 2D	11	3	3.66	2.72	1
Type 2E	9	1	7.19	1.88	1
Type 3A	11	2	8.85	2.54	1
Type 3B	14	3	4.9	3.14	1

Housing Unit	No. of Units	Total Area	No. of Living Spaces	No. of Bedrooms	No. of Bedspaces
Type 1A	2	102.28	2	1	1
Type 1B	9	460.89	2	1	1
Type 1C	9	459.27	2	1	1
Type 1D	3	254.45	2	1	1
Type 2A	2	145.28	3	2	3
Type 2B	1	86.39	3	2	3
Type 2C	2	151.92	3	2	3
Type 2D	3	212.52	3	2	2
Type 2E	18	1372.86	3	2	3
Type 3A	1	82.76	4	3	4
Type 3B	5	433.35	4	3	4
Totals	57	3741.95	31	20	26



Open plan kitchens with a main circulation area that leads to all rooms. The proportion of habitable area is almost similar in all types. All types have a tree-like structure - the formation of some rings are related to the balconies and their connection to one or several function rooms.