



Housing Morphology in Clerkenwell

Finsbury Estate

Fieldwork & Analysis carried out by Eleftheria Tseliou & Patricia Ribeiro



Land Use - Ground Floor

BACKGROUND

Finsbury Estate is a scheme by Dr. C.L. Franck and it was first projected in 1966. It is a mixture of high rise and low rise purpose built flats, located on a level site of 7,265 acres.

It comprises 4 blocks of flats providing a total of 451 residences. Patrick Coman House and Michael Clifford House are high rise blocks, 9 and 25-stories high respectively, while Joseph Trotter House and Charles Townsend House are 4-storey blocks.

The open space on site is characterized by two predominant inward looking convex spaces defined by the surrounding blocks of flats. A round play area, highly fenced off, as well as a games area.

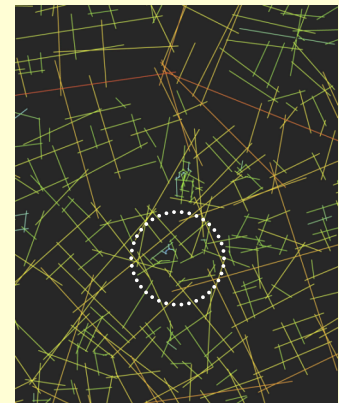
Main entrances to the estate are on St John street, where the Islington Library is located, and on Skinner street to the south west.

CHARACTER OF THE AREA

Finsbury Estate is located in the northern part of Clerkenwell, where development has been mostly residential in comparison to the south, where mixed-use development continues to flourish as a result of its close proximity to the City.

The main entrances to the estate, which are located along its south and north, are one step away from well integrated axial lines within the global spatial system, thus, the relative accessibility to the estate from the particular entrance points would be expected to correlate well to social activities such as movement and interaction.

Variable	Value
Number of axial lines	4759
Mean Global Integration (Radius n)	1,2573
Mean Local Integration (Radius 3)	2,6259
Mean Depth from Most Integrated	7
Mean Integration (Radius-Radius)	1,7310
No. of Cul-de-sacs (connectivity=1)	225



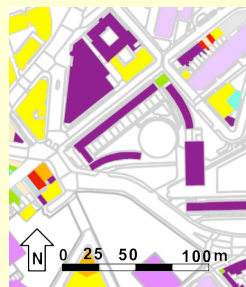
Axial analysis of Clerkenwell area - Measure Rad/Rad



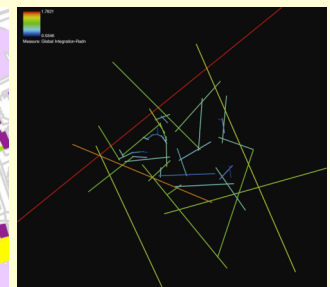
Finsbury Estate - View from St John Street



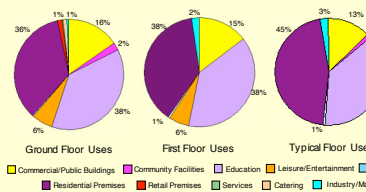
Michael Clifford House



Land Use - Ground Floor



Axial analysis - Global Integration

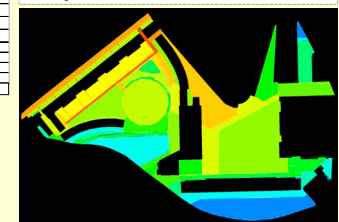


Ground Floor Uses First Floor Uses Typical Floor Uses

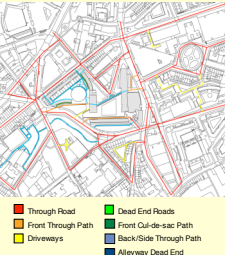
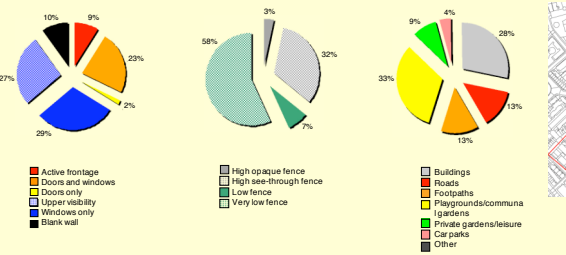
Year of original building	1966
Year of conversion	-
EHCS ageband	1965-1980
Number of Storeys	4, 9, 25 and Single Storeys
Total site area	72,600 m ² (17,265 ha)
Total area of building foot print	18,965 m ² (1,666 ha)
no. of car parking spaces	270
no. of dwelling entrances	10
no. of non-residential entrances	7

USES OF THE URBAN BLOCK

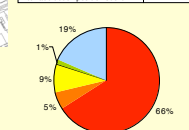
Finsbury Estate is embedded in a network of large-scale public buildings, which are mostly education premises. It comprises four housing blocks, a community library, an underground car parking, which is under refurbishment, a ball games area and a playground area. Thus, it is characterized as a mixed use housing scheme. Despite the high proportion of through roads on the boundaries of the estate, its 'inward looking' character brings it across as being lifeless.



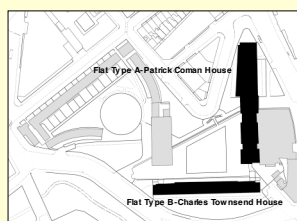
Convex analysis - Global Integration



Variable	Value
No. of internal axial lines	34
No. of convex spaces	96
Ratio of axial lines/convex spaces	0,35
Mean Global Axial Integration	1,0205
Mean Global Convex Integration (ra)	0,09
Maze Index	2,53
No-neighbors score	7,75
Separation index	2,11
Connectiveness rate	30%
Neighbourliness score	-2
Interface decomposition score	2

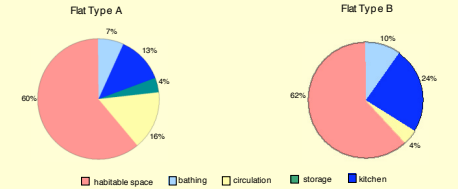


Flat Types



Housing type	No. of convex spaces	No. of transition spaces	Mean Global Integration (F***)	Mean Depth from threshold	No. of entrances
TYPE A	42	2	1,16	2,86	1
TYPE B	4	1	0,88	1,75	1

Housing type	No. of units	Total area (m ²)	No. of living spaces	No. of bedrooms	No. of bedspaces
TYPE A	48	122,88	1	3	4
TYPE B	16	87,75	1	1	2
Totals	64	197,64	2	4	6



DESIGN OF THE HOUSING BLOCKS

Patrick Coman house provides a total of 143 flats, 48 of which are 3-bedroom ones, indicated as Flat Type A, 80 3-bedroom ones and 15 bed-sitting flats.

Charles Townsend House, closing south to the estate, comprises a total of 52 flats with 6 4-bedrooms, 6 2-bedrooms, 24 one-bedroom and 16 bed sitting rooms. The last type is indicated in this poster as Flat Type B.

Michael Clifford House: a total of 185 flats, with 31 3-bedroom ones, 78 of 2-bedrooms and 76 of 1-bedroom.

Joseph Trotter Close encompasses the landscaped playground area; 15 maisonettes accommodate large families, have their own front gardens and private gardens at rear. Public houses on ground floor; A total of 71 flats: 27 4-bedrooms, 13 3-bedrooms, 9 2-bedrooms, 1 1-bedroom and 21 bed sitting rooms

L - Living; D - Dining; Bd - Bedrooms; K - Kitchen; B - Bathroom; T - Toilet; C - Circulation; S - Storage; B1 - Balcony note: values are of global integration - FRA