Housing Morphology in Clerkenwell
Lloyd Baker Estate
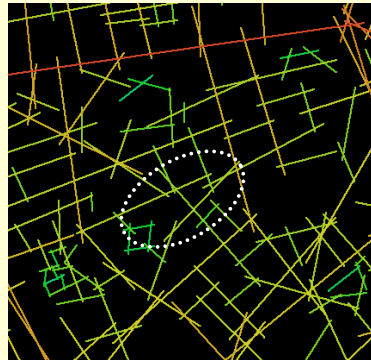
Fieldwork & Analysis carried out by Alfredo Gutierrez and Konstantinos Ioannidis

Land Use Map (estate plus surrounding buildings)

Radius-Radius Axial Map of the Broader Area

Background Information

- Estate located within a **purely residential area**
- Built in 1820
- Architects: John and Willam Booth
- Very distinctive **Late-Georgian architectural style**

Notes:

- Estate **part of the urban grid**
- Although deep in Clerkenwell grid structure, it is **highly globally and locally integrated**
- Quiet residential area
- Includes various qualities of public space
- Commercial and other land uses displayed along Amwell Street

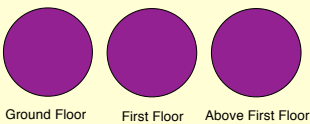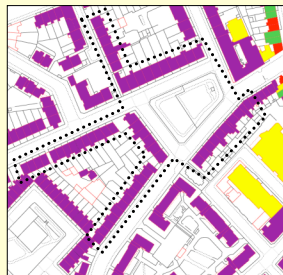| Variable	Value
Number of axial lines	4716
Mean Global Integration (Radius n)	1.2573
Mean Local Integration (Radius 3)	2.6328
Mean Depth from Most Integrated	10
Mean Integration (Radius-Radius)	1.4453
No. of Cul-de-sacs (connectivity=1)	219

Lloyd Baker Estate

Pedestrian paths and public spaces

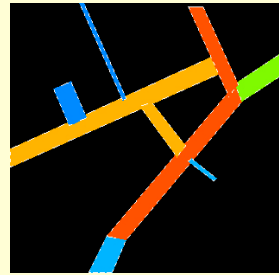## Estate Land Use Pie Charts: 100% Residential

Ground Floor   First Floor   Above First Floor

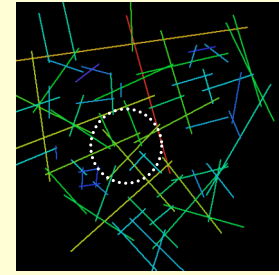| Variable	Value
(EHCS) Housing unit Type	small terraced houses
Purpose built/converted	purpose built
Year of original building	1820
Year of conversion	
(EHCS) ageband	pre 1850
Total site area	15013
No. of storeys	3 (Lower ground floor included)
Total area of building foot print	3657
no. of car parking spaces	none
no of dwelling entrances	7

Land Use Map (estate only)

Internal Spatial Structure Convex Map

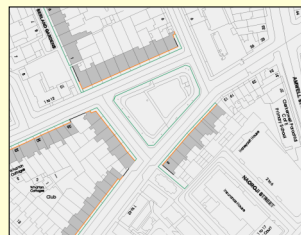## Internal Spatial Structure Axial Map

Note: The "Supergrid" ring for the Internal Spatial Structure Axial Map is consisted by highly integrated streets: Pentonville Rd, Penton Rise, King's Cross Rd, Farringdon Rd, Rosebury Av, St. Johns St.

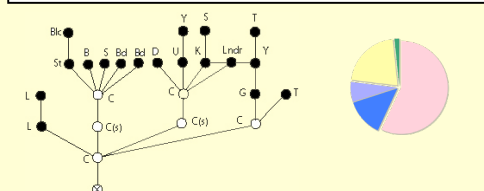|	
No. of internal axial lines	6 (system: 69)
No. of convex spaces	9
Ratio of axial lines/convex spaces	0.6667
Mean Global Axial Integration	1.7473 (system: 1.4347)
Mean Global Convex Integration	4.8697
Maze index	1.333
No-neighbours score	1
Separation index	0
Constitutedness rate	100%
Neighbourliness score	15.5
Interface decomposition score	1

Notes:

- **Residential wings** around a not accessible square.
- Boundaries of the estate are not visible… it "leaks" into the surrounding area

- **Highly integrated** within the "supergrid"
- Constitutedness rate = 100%
- No neighbours score =1(all convex spaces are constituted)

Active frontage	High Opaque Fence	Road
Door & windows	High See through fence	Path
Doors only	low fence	Vertical access
Windows only	Very Low fence	Car park
Upper visibility		Common green/leisure
Blank Wall		Private garden/yard
		Restricted access
		Building
		Other

Flat Types

A

Notes:

- Houses are **tree-like** structures, containing **two rings**
- The ground and the lower ground floor both meet in the back garden (G)
- Although they have three storeys, houses have **relatively shallow typology**

Housing Unit	No. of Units	Total Area	No. of Living Spaces	No. of Bedrooms	No. of Bedspaces
Type A	55	174	7	4	6
Totals					

Housing type	no. of convex spaces	no. of transition spaces	Mean Global Integration	Mean Depth from Threshold	No. of entrances
Type A	29	31	0.6784	4	1