Housing Morphology in Clerkenwell

The Triangle

Fieldwork & Analysis carried out by Nena Singh and Hedieh Wojgani

The Triangle was commissioned by the Islington Local Council and designed by Clifford Culpin & Partners in 1972. This public housing estate was built on the border between a significant residential and a commercial/ business zone between Goswell Rd and Compton St. Situated on the edge of the Clerckenwell study area, it enjoys a high level of access to a wide variety of amenities in the neighborhood.

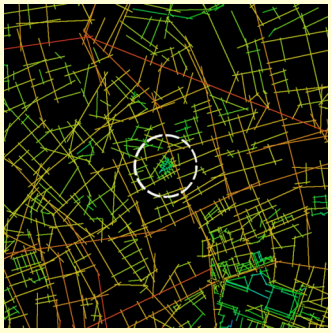
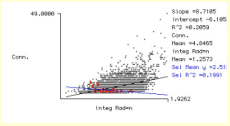


Figure-Ground 1894

Figure-Ground Present

Retail at the junction of Percival St. and Goswell Rd

Variable	Value
Number of axial lines	4756
Mean Global Integration (Radius n)	1.2573
Mean Local Integration (Radius 3)	2.625
Mean Depth from Most Integrated	9
Mean Integration (Radius-Radius)	1.5236
No. of Cul-de-sacs (connectivity=1)	221



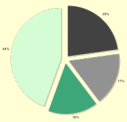
The radius-radius analysis of the axial map shows the estate located at the intersection of two relatively well integrated streets. In fact the retail component of the program is also at the intesection of these two streets. However the main axial lines of movement within the estate itself clearly depict an increasingly segregated zone. A closer look at the intelligibility scattergram of the whole system with the interior lines highlighted shows a drastic drop in the co-relation between connectivity and the global integration within the housing estate.

Insert Doors & Entrances

Primary & Secondary Boundaries Only

Land Area Distribution Map

- Active frontage
- Door & windows
- Doors only
- Windows only
- Upper visibility
- Blank Wall



- High Opaque Fence
- High See through fence
- low fence
- Very Low fence

- Road
- Path
- Vertical access
- Car park
- Common green/leisure
- Private garden/yard
- Restricted access
- Building
- Other







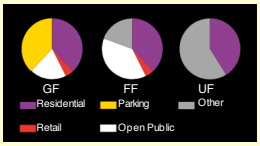

Sequence of movement through the main ramp/stair access to the courtyard

Cyrus Street

Compton Street

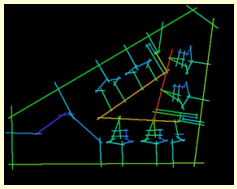
Goswell Road

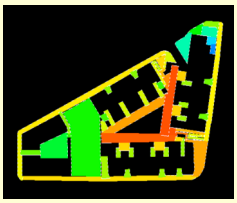
- Through road
- Front through path
- Driveways
- Dead end roads
- Front cul-de-sac
- Back/side through path
- Alleyway dead end



The nature of each of surrounding street is distinctly different. Where as Goswell Rd is primarily an active frontage, Compton St mainly houses institutional and office buildings, and Cyrus St. is a 'back' residential street.
A closer examination of the housing block reveals a 32% built up area.
The estate takes up almost 80% on the urban block and allows multiple access into the premises from the surrounding streets. However it is important to note that the large public space is elevated to the first level and can only be reached either through stairs or ramps. At ground level under the courtyard 94 parking spaces are provided for the 130 dwelling units.

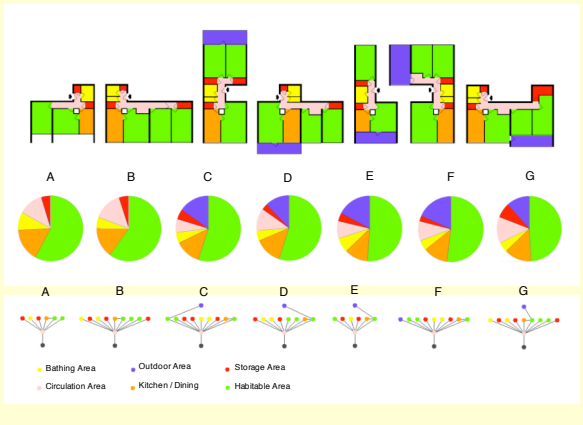
Variable	Value
(EHCS) Housing unit Type	High rise
Purpose built/converted	Purpose built
Year of original building	1972
(EHCS) ageband	1965-80
Total site area	7826.5 Sq m
no of storys	6
no. of car parking spaces	94
no of dwellings	130
no of dwelling entrances	15
no of non-residential entarnces	3





Variable	Value
No. of internal axial lines	84
No. of convex spaces	101
Ratio of axial lines/convex spaces	0.83
Mean Global Axial Integration	1.12
Mean Global Convex Integration	10.53
Maze index	5
No-neighbours score	15.54
Separation index	1
Constitutedness rate	22.50%
Neighbourliness score	1.71
Interface decomposition score	1.65

Flat Types



Housing type	no. of conve spaces	no. of transition spaces	Mean Global Integratio	Mean Depth from Threshold	No. of entranc s
Type A	9	2	1.0638	1.86	1
Type B	14	4	1.3709	1.9	1
Type C	13	3	2.6091	2	1
Type D	14	3	2.45	2	1
Type E	10	2	2.0456	2	1
Type F	15	4	1.3709	1.9	1
Type G	16	3	2.6333	2	1

Housing type	Habitable Area	Kitchen Area	Bathing Area	Circulation Area	Storage Area	Outdoor Area
Type A	32.7	9.3	5.1	7	2.6	0
Type B	55.9	14.1	5.1	13.5	4.6	0
Type C	60.2	14.1	5.7	7.5	5.5	16.7
Type D	57	14.2	5.2	11.4	3.1	12.8
Type E	35.5	8.1	5	5.9	2.9	12
Type F	58.9	13.7	5.7	10.9	3.2	20.8
Type G	51.6	14	5.3	13.8	7.8	12.2

Housing Unit	No. of Units	Total Area	No. of Living Spaces	No. of Bedrooms	No. of Bedspaces
Type A	5	52.1	2	1	2
Type B	7	84.5	2	2	4
Type C	8	98.4	2	2	4
Type D	8	95.5	2	2	4
Type E	44	62.6	2	1	2
Type F	44	102.2	2	2	4
Type G	14	95.5	2	2	4

The 130 dwellings are either 1 or 2 bedroom units that vary in size and layout. There are predominatly 7 different flat types that have very shallow spatial layouts.In addistion to the bedrooms all units have separate living rooms and joint kitchen/dinning areas. In all cases the living space together with the dining and circulation space create the only ring structure in the spatial arrangement of the units.
Most units also have outdoor areas that are either terraces or balconies and vary greatly in size and shape. In some cases the size of outdoor space is comparable to the size of a or living room. Mostly these spaces are either not used at all, or used as storage spaces. It is Important to observe that the smaller the Square footage of the flat the more efficient the layout seems to be in terms if proportion of the living space compared to the overall area.