



Housing Morphology in Clerkenwell

Trinity Court

Fieldwork & Analysis carried out by Farhad Mortezaee and Huali Zhang

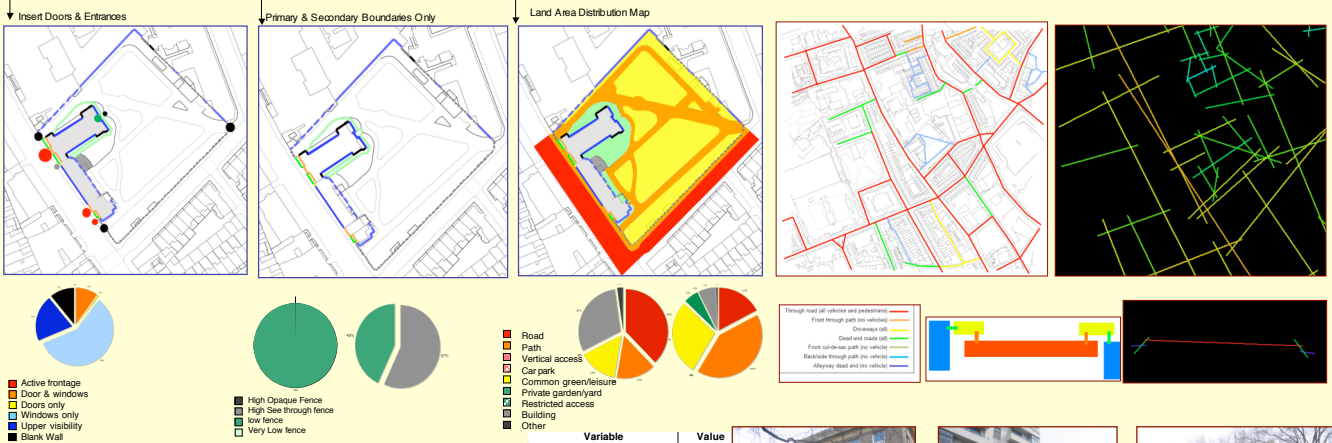
Variable	Value
Number of axial lines	4723
Mean Global Integration (Radius n)	1.250
Mean Local Integration (Radius n)	2.532
Mean Depth from Most Integrated	7
Mean Integration (Radius-Radius)	1.733
No. of Outside-axes (connectivity)	222

Background

1. Convenient location: Trinity Court Located in Gray's Inn Road which have direct connection with King's cross and High Holborn.
2. 85% of Flats are owned by the residents, 15% of flats are Owned by Fresh water.
3. Most of Residents are belong to the Middle class, working class. They are Lawyers, engineers, architects, students, stuffs who worked in the dental hospital beside trinity court, and people who occasionally come to London. About 10 people stay here Only when they come to London at weekend.
4. The resident association was founded at 1996.
5. There is one public garden near trinity Court called St. Andrews Garden, which is close at night. So in summer People in trinity court open the back door which directly face the garden, so the garden transform to a kind of private Garden for trinity court, people walk and have parties there in summer.

Discussion:

- The towerblock was criticized for its monotony, high density and Lacking privacy.
- People in trinity court like the building. Why it works so well?
1. **Monotony** can be solved by mix variety of dwellings. Trinity Court is surrounded by 3 or 4 floors houses. Houses and flats are Justapped.
 2. **Density** could be used to calculate factors which pertain chiefly to the inside of the dwellings or as a guide to design the area outside the dwellings. For the first factor, density can result in wide open Space.
 3. which one do you prefer, **high privacy** or **community life**?
- These are the life-styles for people of different characters. In trinity court, people even know the people who live in upper floors and down stairs.
- The vertical communication is mostly because of the transpatial factor (homogeneity), people know each other's job, they go to bar together, They like talking to each other.
- The horizontal communication is due to both the transpatial factor and the long corridor, where people see each other.
- There is no noise problem for people who live here.
4. This building was designed carefully, and has a long history (71 years). People who live here do proud of it and respect the history of the building.



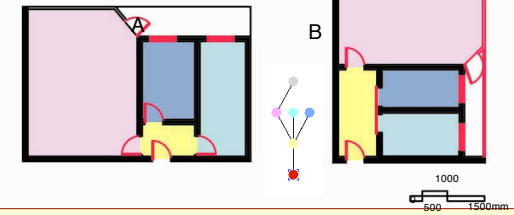
Discussions

1. The buildings in the surrounding area mostly are 3or4 floor residence houses. So this area are residence area.
2. Trinity court seems has a high security. Only the residents have the key to enter in side the building. When there is windows only, there are low fences protect the windows. There is no private yard or garden.
3. Public places are long corridor, lift and stairs.
4. The entrance of trinity court connects with two integrated axial lines. It have a good integrated location.
5. The relation of neighbourhood is like shops on the street. A long corridor connects the flats.

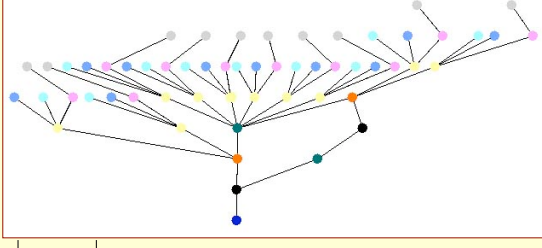
Variable	Value
No. of internal axial lines	6
No. of convex spaces	5
Ratio of axial lines/convex spaces	1.2
Mean Global Axial Integration	0.6336
Mean Global Convex Integration	1.99
Mix index	3
Neighbours score	1.2
Separation index	4
Continuity rate	80%
Neighbourliness score	3.3



Flat Types



Variable	Value
(EHCS) Housing unit Type	high rise purpose built flats
Purpose built/converted	purpose built
Year of original housing	1934
Year of conversion	no conversion
(EHCS) ageband	1919-1944
Total area	743 m2
Total area of building foot print	600 m2
no. of car parking spaces	0
no. of dwelling entrances	1
no. of non-residential entrances	0



Discussion

1. The two types of flats have the same morphology. Habitable area is the largest, bathing area is larger than kitchen. Balcony is the deepest. Hall is the most integrated space, connect the studio, kitchen, Bathroom.
2. The building have a tree like structure. Because the back door is closed People only use the main door of the building. They use both of the lifts and One gate, they use the lift beside the back door as well and pass through Ground floor corridor, so there is a ring.

Housing type	Habitable Area	Kitchen Area	Bathing Area	Circulation Area	Storage Area
Type A	25.15 m2	6.35 m2	8.40 m2	2.58 m2	un known
Type B	20.00 m2	4.83 m2	5.31 m2	5.36 m2	un known

Housing Unit	No. of Units	Total Area	No. of Living Spaces	No. of Bedrooms	No. of Bedspaces
Type A	54	42.83 m2	1	0	1
Type B	36	35.30 m2	1	0	1
Totals	90				

Housing type	no. of convex spaces	no. of transition spaces	Mean Global Integration	Mean Depth from Threshold	No. of entrances
Type A	4	1	2.42	1.87	1
Type B	4	1	2.42	1.87	1

