

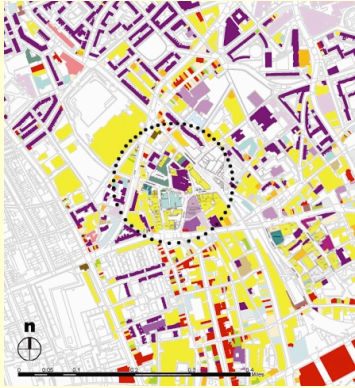


VivaCity 2020

# Housing Morphology in Clerkenwell

## Warner House

Fieldwork & Analysis carried out by Prarthana Borah and Alexandra Brettel

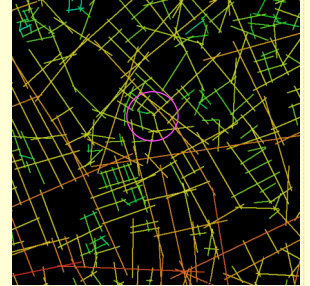


Land use on ground floor level

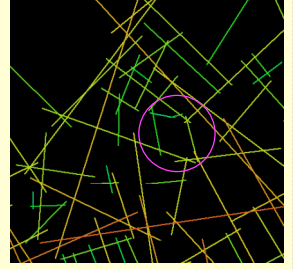
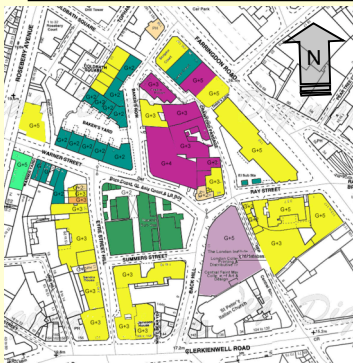
### Background

Situated in a block island within the triangle between Rosebury Avenue, Farringdon Road and Clerkenwell Road, Warner House had been erected as a factory in 1930. After its conversion into loft spaces in 1995, it is still surrounded by industrial buildings. In the wider area, commercial land use is also dominating.

Variable	Value
Number of axial lines	4719
Mean Global Integration (Radius n)	1.2575
Mean Local Integration (Radius 3)	2.6322
Mean Depth from Most Integrated	6.9875
Mean Integration (Radius-Radius)	0.8114
No. of Cul-de-sacs (connectivity=1)	222



Int rad n neighborhood scale

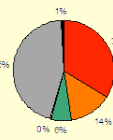
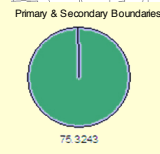
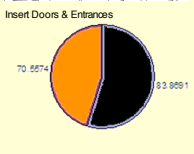


Axial analysis Global integration

Warner House is located on an island that seems to be segregated in relation to the urban block within the triangle and its better integrated edge lines.

Variable	Warner House
(EHCS) Housing unit Type	converted flats
Purpose built/converted	converted
Year of original building	1930
Year of conversion	1995
(EHCS) ageband	1919-1944
Total site area	
No. of storeys	4
Total area of building foot print	
no. of car parking spaces	
no. of dwelling entrances	3

Variable	Value
No. of internal axial lines	none
No. of convex spaces	none
Ratio of axial lines/convex spaces	n.a.
Mean Global Axial Integration	n.a.
Mean Global Convex Integration	n.a.
Maze index	0
No-neighbours score	1
Separation index	0
Constitutedness rate	100
Neighbourliness score	1.67



- Road
- Path
- Vertical access
- Car park
- Common green/leisure
- Private garden/yard
- Residential access
- Bustling
- Other

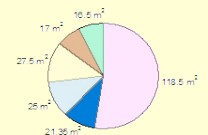
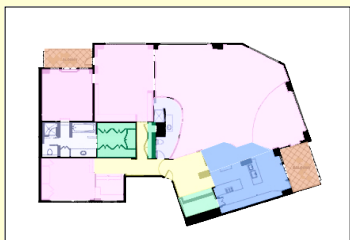
- Active frontage
- Door & windows
- Doors only
- Windows only
- Upper visibility
- Blank Wall
- High opaque fence
- High see through fence
- Low fence
- Very low fence

Land Area Distribution Map

Road types



### Flat Type A



### J-Graph

Although there is one big and highly connected open space, some of the convex spaces are very deep. Inhabitants can withdraw into more private spaces.

Housing Unit	No. of Units	Total Area	No. of Living Spaces	No. of Bedrooms	No. of Bedspaces
Type A	4	246	6	2	4

Housing unit	No. of convex spaces	No. of transition spaces	Mean Global Integration	Mean Depth from threshold	No. of entrances
Type A	17	3	0.947	3.23	1

Housing unit	Habitable Area	Kitchen Area	Bathing Area	Circulation Area	Balcony/Terrace Area	Storage Area	Total floor Area
Type A	118.5	21.35	2.5	27.5	17	16.5	246

