

# Shoreditch Wenlock Barn Estate

## Shoreditch Trust



A

Internal routes are largely separated from the surrounding urban network

B

The spatial accessibility model of the existing street network highlighting the high accessibility of surrounding streets (i.e. New North Road) and the complexity of the internal street layout of the estates



B

### Client

Shoreditch Trust

### Date

2009

### Professional team

Mace Landscape Architects

### Key features

Baseline study  
Local community consultations  
Design Impact Assessment  
Post implementation study

### The opportunity

Wenlock Barn Estate is the largest estate in Shoreditch and displays a range of negative indicators in relation to crime and anti-social behaviour. In response to this, Shoreditch Trust have identified three focus areas for which Mace are creating new design proposals. They are: Bletchley Court, Cropley Street and Cropley Court.

The Trust wished to know what kind of changes to the public realm of Wenlock Barn would help tackle its crime and behavioural problems. Space Syntax have been commissioned to conduct an in-depth, evidence-based study of the estate to identify the underlying mechanism driving the current spiral of decline.

### Our contribution

The study was conducted to understand:

- current spatial structure of the estate;
- current quality of the public realm;
- how the estate is used; and
- how the spatial structure and public realm quality impact the residents' perception of security and crime.

### Methodologies:

- spatial accessibility analysis;
- urban form surveys (land use, frontage, entrance location);
- crime data analysis;
- pedestrian movement analysis; and
- questionnaires for residents.

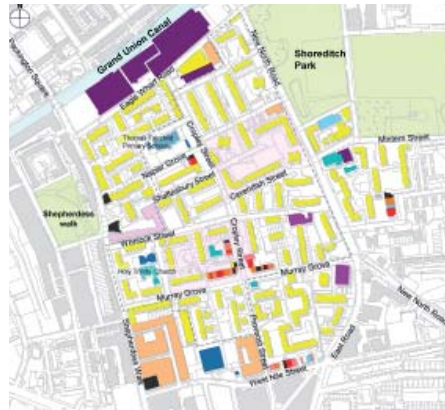
# Space Syntax

21 Brownlow Mews  
London  
WC1N 2Jg  
United Kingdom

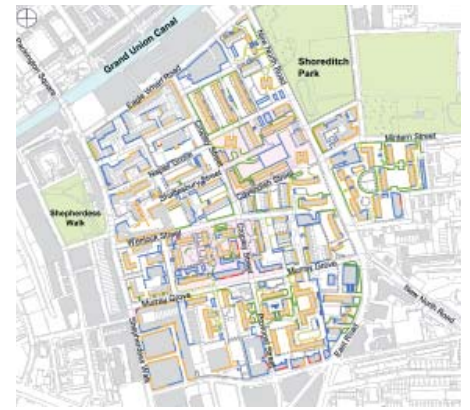
london@spacesyntax.com  
[www.spacesyntax.com](http://www.spacesyntax.com)



C



D



E



F



G

## C Urban block size analysis

demonstrates walkability and permeability of the area.

## D Land use pattern

shows the area is predominantly residential and identify other attractors in the area.

## E Frontages and

## F Entrance locations

illustrate the level of activeness in the public realm and the potential of natural surveillance, which relates to safety issues.

## G Open space distributions

reveal the ownership of these spaces.

## The outcome

The study revealed that Wenlock Barn Estate has good connections to its wider spatial network. However, there are too many internal routes that are not legible and difficult to navigate. The poor quality of the public realm also resulted in under-usage of open spaces which was led to the fear of crime.

Based on the understanding of the existing conditions and space usage, Space Syntax proposed a spatial design strategy for each of the three areas within the estate. Our recommendations include:

- simplification of routes and spatial structures;
- improvements in lighting;
- removal of blank walls;
- additional routes; and
- relocation of entrances.

The results of our post implementation study, which was carried out exactly one year later, showed that the changes have had some positive impact on the Estate. One of them is an overall increase in movement levels within the estate.

Thus, the cosmetic enhancements can only achieve so much and issues with the street fabric and building layout still remain. However, as a good starting point, more can be achieved by addressing the structural problems in the spatial layout and public realm interface of the circulation system in the estate, according to the recommendations of the baseline study.