

Contents

Case studies	ix
The authors	xi
Acknowledgements	xii
Preface to the 2009 Edition	xiii
Preface to the 1999 Edition	xv

INTRODUCTION	1
■ The policy shift	6
■ The attractive city	8
■ A divided society	10
■ Structure of this book	12

PART 1: THE ORIGINS

CHAPTER 1	
The flight from the city	19
■ The golden age of cities	19
■ The industrial city	22
■ The great escape	24
■ The inner city	27
■ American experience	29
■ Continental experience	29
■ The UK urban renaissance	33

CHAPTER 2	
Lost Utopias	37
■ The garden city pioneers	37
■ The modernist reformers	41
■ Paradise lost	45

CHAPTER 3	
The taming of the city	47
■ Comprehensive redevelopment	49
■ The neighbourhood unit	50
■ The free flow of traffic	50
■ The benefits of open space	52
■ The curse of overcrowding	52
■ Postwar plan making	56
■ The lost urban vision	57
■ The suburban conspiracy	59
■ New planning disasters	59

CHAPTER 4	
The shaping of the English home	61
■ The 19 th century home	61
■ Middle-class suburbs	63
■ The development of flats	66
■ The 20 th century home	66
■ Housing since 1945	69
■ Private housing since 1980	74
■ Social housing since 1980	78
■ Towards the 21 st century	80

PART 2: THE INFLUENCES

CHAPTER 5	
Climate change: Environmental pressures on future settlements	83
■ The environment and the shape of settlements	84
■ The rise of environmental awareness	86
■ The impact of global warming	88
■ Other environmental issues	91
■ The impact on development	95
■ The stranglehold of the car	97

CHAPTER 6	
Choice: Changing household characteristics and the 21st century home	101
■ Changing household composition	103
■ The mechanisms of demographic change	106
■ Changing social and economic trends	110
■ The impact on cities	111

CHAPTER 7

Community: Social sustainability in the suburb and city	115
■ The value of community	116
■ Communities are good for you	117
■ Different types of community	120

CHAPTER 8

Cost: The economy of urban development	125
■ Innovation and cost	125
■ Continental approaches to cost	126
■ Market constraints	127
■ Location	129
■ The development industry	129
■ Land value	130
■ Cost constraints in social housing	132
■ The future influence of cost	133

PART 3: THE SUSTAINABLE URBAN NEIGHBOURHOOD

CHAPTER 9

Urban repopulation	143
■ Government policy to stem dispersal	143
■ The people – where will they go?	147
■ Urban density and gasoline consumption	148
■ Protecting our green and pleasant land	150
■ The regeneration of our cities	151
■ There is not the space	152
■ The lost populations	153
■ Brown field land	154
■ Other sources of urban housing capacity	156
■ The ‘curse’ of town cramming	161
■ Will people return to cities?	163

CHAPTER 10

The eco-neighbourhood	167
■ What is urban sustainability?	167
■ Sustainability and the city	169
■ The eco-neighbourhood	172
■ Energy use	179
■ Urban recycling	183
■ Water and sewage	186
■ Green space	187

CHAPTER 11

Urban building blocks	191
■ The importance of the street	192
■ A framework of streets	201
■ Hierarchies	201
■ The urban block	206
■ Urban grain	211
■ Places not spaces	212
■ The identity of urban areas	220
■ A critical mass of activity	223
■ A rich mix of uses	224

CHAPTER 12

The sociable neighbourhood	227
■ The challenge of creating sustainable communities	228
■ Continuity	232
■ Balance	233
■ Neighbourhood-based development	233
■ Robust urban development	235
■ Secure places	237
■ Community and stewardship	239
■ Balanced incremental development	241

CHAPTER 13

A model neighbourhood?	243
■ The development of Hulme	243
■ The great urban experiment	247
■ A model neighbourhood?	251
■ Autonomous urban development	257
■ The sustainable urban block	262

CHAPTER 14

The process of urban generation and regeneration	267
■ The natural process of urban growth	269
■ Emergent cities	270
■ Self-organising urbanism	271
■ How we lost the art of city building	273
■ Is planning the problem?	275
■ New rules	277
■ The role of masterplanning	280
■ New life for urban Britain	283