



Figure 15.5  
Civilia – illustrating concepts of  
high-density city and living areas  
using a collage of developments  
current at the time.  
(Source: de Wolfe, 1971.)



Figure 15.5  
(continued)



recommendations between 30 and 50 dwellings per hectare for new development, and certainly no less than 30 dwellings per hectare (HM Government, 2000). Evidence suggests that while most local authorities have responded by increasing density requirements, there has been resistance in some areas. Also, house builders, while feeling they had acted to increase densities, reported many barriers to achieving the change (ODPM, 2003). But for some these increases are not enough. The CPRE (Campaign for the Protection of Rural England) argues that the expansion of London along the Thames Gateway should be developed at an average of 90 dwellings per hectare (CPRE, 2004) – a proposal not too distant from the ideas of Civilia in 1971.

Over a period of more than 80 years, density standards have changed marginally for residential areas, and the reality has