



Figure 15.11
1962 – 50 dwellings per hectare,
Highsett, Cambridge. (Source:
MoHLG, 1962.)

Table 15.3
Reasons put forward to make
the case for higher densities.

1950s to 1970s	1990s to 2000s
<ul style="list-style-type: none"> • Preserve agricultural/amenity land • Contain urban sprawl • Use land efficiently • Compact forms • Mixture of building types • Communities and social issues • Proximity to facilities, transport and work 	<ul style="list-style-type: none"> • Preserve agricultural/amenity land • Contain urban sprawl • Use land efficiently • Compact forms • Mixture of building types and uses • Sustainable communities and social issues • Proximity to facilities, transport and work • Sustainability and environmental issues • Reduced car dependency and encouragement of walking, cycling and public transport use

transport with strictures to avoid housing development which makes inefficient use of land and provide more intensive housing development in and around existing centres and close to public transport nodes (DETR, 2000b). The strong emphasis on the link to transport was based on the environmental argument of reducing vehicle emissions and thus lessening one of the causes of climate change. These more recent arguments have been associated with much cited examples seen as good practice. Examples of acclaimed developments from 1990s to 2000s are shown in Figures 15.12–15.14.

While the arguments have remained much the same over time, albeit with some distinction in emphasis and standpoint, the difference in the style of development for any given density is quite marked. Indeed, without the illustrations, it could be hard to distinguish one document from another.

How high is high?

The arguments for higher densities over the past 60 years in the UK also have resonance in other parts of the world (Jenks and

Figure 15.12
BedZed, London.
(Source: Dawson, 2004.)

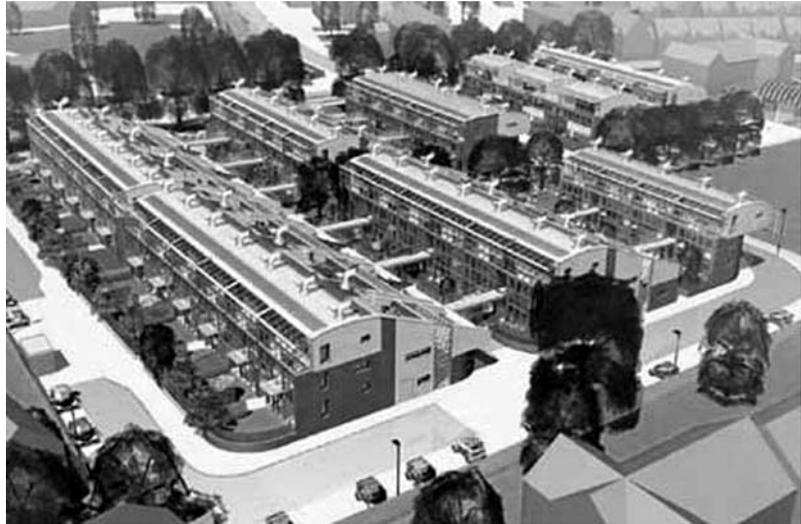


Figure 15.13
Greenwich Millennium Village,
London. (Source: Dawson,
2004.)



Burgess, 2000). This should be no surprise. In countries such as the USA, where there is a profligate use of land and widespread suburban sprawl, arguments for higher-density development have begun to emerge, and have been embodied in ideas such as those of the 'New Urbanists' (Duany and Plater-Zyberk,