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CHAIRMAN'S NOTE

It is very useful to have our planning history agenda punctuated by anniversaries; they are a constant reminder of events which have shaped our field of study. The International Federation of Housing and Planning celebrates its 75th anniversary in 1988, and its annual meeting in the Hague in May will highlight this. The Federation Congresses have played a highly significant role in the world-wide spread of the movement and the transfer of ideas. Looking again at the various meetings and exhibitions of the International Garden Cities and Town Planning Associations (as it was then called) held in the 1920s, for example, they were obviously important events. European leadership was clear: London 1920 and 1922, Paris 1922 and 1928, Gothenburg 1923, Amsterdam 1924, Vienna 1926, Rome 1929 and Berlin 1931 (a drift to fascism?), but the Conference in New York in 1925 brought many European planners together to discuss the problem of regional planning and decentralisation.

One is struck by the sheer robustness of the new international movement. Focussing on the garden city message its immediate target was a unique answer to the unhealthy, over-compact Victorian city. But it quickly had to adjust in order to address the problems of suburbia. In due time it has had to adjust again to the issues presented by the regional city. From the conurbation to suburban decentralisation to the metropolitan city, all in three quarters of a century: the agility of 20th century town planning is remarkable.

The history of Conferences, such as those of the IFHP, reflects the evolving dialogue between people who have been part of the planning movement, disseminating knowledge, communicating ideas, influencing and being influenced by others. The Conferences of CIAM and the long running Town and Country Planning Schools in Britain are other cases in point. There should be scope here for a well researched book - or another Conference on all the previous Conferences!

Gordon Cherry

EDITORIAL

Once again we put the winter issue to bed as the daffodils bloom in Lincoln's Inn Fields. This final part of Volume 9 of the Bulletin ends my spell in the editorial chair and it is a great satisfaction to have Dennis Hardy as successor. Some exciting changes may be afoot in the coming issues as production switches from LSE's intermediate technology of mainframe word-processing to Middlesex Polytechnic's more flexible and attractive desk-top production.

As my term ends I would like to express my personal gratitude to the various people whose contributions to the making of the Bulletin have helped to maintain your supply of a full if not always regular sequence of issues over the past three years. Pat Garside, as Membership Secretary, commands

the crucial information about names and addresses for the address slips and meets with complete equanimity the continual complications of changes of address and subscription delays. Her current listing of the membership is printed at the back of this issue. David Massey's work as Treasurer is matched by less public virtues. Much of the international news of planning-historical interest included in the Bulletin originates on his remarkable grapevine. Gordon Cherry, too, has always been conscientious in capturing information and contributions of potential interest to the Group, as well as a consistently supportive Chairman. On the practical side the production of the Bulletin owes much to Angela Barnes's skillful word-processing and to Jane Pugh's graphics. My warm thanks to these and to all contributors over three enjoyable years.

Michael Hebbert

NOTICES

"Industrial Colonies and Communities - Policies, Population and Social Significance", Day Seminar at the Institute of Historical Research, London Saturday May 14th, 1988, organised by CORAL - the Conference of Regional and Local Histories.

The seminar will be in two main parts, a section on 'Policies and Planning', led by Dr S M Gaskell, and a second one on 'Colonies in Country and Town', led by Professor Norman McCord. Those contributing papers will include Dr Mary Roase (on the Greg colony at Styal), Mr Geoffrey Timmins (on the Club House movement in Lancashire), and Dr Steve Jackson and David Stenhouse on the model community at Bromborough Pool. In the afternoon, Dr Roy Sturgess will present a contribution on mining settlements in the NE (and estate policy related thereto), Norman McCord will display different kinds of settlement within a city (Newcastle) and Dr J D Marshall and Dr Winifred Stokes will throw further light on industrial settlements in or near towns.

As will be seen, this topic is basic to the study of urban history; it throws light on different attitudes to housing and living standards within a locality, on self-help movements, and also on those impulses to local development that stimulated the growth of suburbs. Understandably, relatively few examples from the south of England have been discussed, and several of our papers relate to the industrial north. But this does not mean that towns in southern England did not develop from growing points in this way - several railway towns could be worth investigation, as could a variety of places with light industries, both in the metropolis and out of it.

Communications and enquiries to Dr S Jackson, Combined Studies, C F Mott Campus, Liverpool Polytechnic, Liverpool Road, Prescott, Merseyside, L34 1NF. Advance registrations will be welcomed; we charge a conference fee of £5.00. Summarised papers (two sides of A4) will be precirculated; the seminar papers will, it is hoped, be published in

collected form.

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THE TOKYO INTERNATIONAL SYMPOSIUM OF THE CENTENARY OF MODERN URBAN PLANNING AND ITS FUTURE PERSPECTIVE TOWARDS THE 21ST CENTURY, Tokyo November 8 to 10, 1988

The co-sponsors of the symposium are the Ministry of Construction, the Tokyo Metropolitan Government, the City Planning Institute of Japan and the City Planning Association of Japan. The symposium will be one of the most important functions in a series of events celebrating the centenary of modern urban planning in Japan.

The year 1988 will celebrate the centenary of the enactment of the TOKYO SHIKU KAISEI JOREI of 1888, the first planning legislation of modern Japan.

At the symposium it is intended to discuss:

- (1) A HUNDRED YEARS OF MODERN URBAN PLANNING with special a special emphasis on its development in Western countries and Japan;
- (2) FUTURE PLANNING FOR THE WORLD'S METROPOLISES including New York, London, Paris and some Asian capitals, and;
- (3) METROPOLITAN PERSPECTIVE TOWARDS THE 21ST CENTURY focusing on some key elements that bridge historical urban structures and future urban development.

The official language will be English and Japanese with simultaneous interpretation provided.

We expect about 300 participants, one-fifth of whom may come from abroad. Although all presentations will be arranged on an invitation basis, there will be room for voluntary presentation in the form of 'poster session'.

Please address all correspondence to:

Secretariat
Committee for Tokyo International Symposium
City Planning Institute of Japan
Building Kei, 6th Floor
Koji-machi 3-4
Chiyoda-ku
Tokyo 102
Japan
(Telephone: 03-261-5047; FAX: 03-261-1874)

* * *

THIRD INTERNATIONAL PLANNING HISTORY CONFERENCE
"The History of the International Exchange of Planning Systems", Tokyo, Friday November 11th 1988

This workshop is held in conjunction with Tokyo International Symposium (Nov 8-10, 1988) and as sponsored by the City Planning Institute of Japan and the Planning History Group. The cost of attendance is ¥5,000 but provision is being made for concessionary rates to overseas participants.

The languages are English and Japanese (with simultaneous translation) and the papers and discussion records will be edited for books entitled: History of International Exchange of Planning Ideas: the Record of Tokyo International Workshop to be published in Japanese by Daiichi Hoki Publishing Co., Tokyo and in English by Mansell, London.

All enquiries to:

Professor Shumichi Watanabe
Building Research Institute
1 Tatehara
Oho-Machi
Tsukuba-gun
Ibaraki-prefecture
Japan
Telex: 3652560 BRIMDC J

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CENTRE FOR METROPOLITAN HISTORY OF THE UNIVERSITY OF LONDON
INSTITUTE OF HISTORICAL RESEARCH

Centre for Metropolitan History

The Institute of Historical Research's new Centre for Metropolitan History fulfills a long-standing need in London. Its aims:

1. To provide a forum for the interchange of ideas on metropolitan history through seminars and other meetings.
2. To undertake original research into society, culture and fabric of London with regard to its role both within the British Isles and in the world at large.
3. To provide a practical service for historians of London by bibliographical work, by organising and processing raw data so that it will be more readily used, and by collecting and publishing news of research in progress.
4. To promote research into the history of other metropolises by inviting speakers and research fellows from other parts of the world to take part in its activities.

The Centre is being set up at the Institute of Historical Research in collaboration with the Museum of London and other organisations. It will be seeking funds for a programme of research into aspects of London history from the twelfth to the twentieth centuries and for the support of its information services.

A comprehensive bibliography of printed sources for London history to 1939 is already being compiled with the benefit of assistance from the ESRC (who have provided a research assistant) and English Heritage (who have provided a computer). The Social and Economic Study of Medieval London, which has been working since 1979 on pioneering reconstruction of the medieval City, will form part of the Centre's activities. Research seminars on London history at

the Institute of Historical Research include one during the 1987-88 academic session conducted by Dr D J Keene, Professor M H Port and others. A register of research progress has been compiled by Miss H J Creaton and will be published in the summer issue of the London Journal.

If you would like to know more about the Centre's activities and its plans for the future, please write to:-

Miss H J Creaton
Institute of Historical
Research
Senate House
Malet Street
London WC1E 7HU

Dr D J Keene
Museum of London
London Wall
London EC2Y 5HN

* * *

THE RECORDS OF THE DEPARTMENT OF ECONOMIC AFFAIRS,
PARTICULARLY THOSE OF THE SEVEN REGIONAL ECONOMIC PLANNING
COUNCILS.

The REPCs were set up in 1964 and were in existence until 1979; their records now form an important data source for regional planning history. The DEA files received in Archives have now been reviewed and are being processed ready for transfer to the Public Record Office where they will remain closed to the general public until they are 25 years old. To obtain privileged access authority should be sought from the Departmental Record Officer; he is presently Mr R Tozer and his address is Department of the Environment, Millbank Tower, Room 923, 21-4 Millbank, London SW1P 4ZU.

Gordon Cherry

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LIVES OF VICTORIAN AND EDWARDIAN ARCHITECTS

Jan van der Wateren's last days as Director of the British Architectural Library (BAL) before he went to the Victoria and Albert Museum as Chief Librarian and Keeper of the National Art Library were made very happy ones by the award to the Library of a three year grant from the Getty Grant Program to fund a major computerised reference work, "British Architectural Biography, 1834-1914". This project will compile a computerised dictionary of Victorian and Edwardian architects which takes up where H M Colvin's "Biographical Dictionary of British Architects 1600-1840" leaves off. To meet the increasing demand for information about the Victorian and Edwardian periods from both architects and researchers, the project will provide on-line information about British architects active between 1834 and 1914, based on the unparalleled wealth of material in the BAL collections. On completion this computerised dictionary will be accessible to researchers both in the BAL and worldwide on their own terminal at home or in the office.

For further information contact Ruth Kamen at the RIBAS British Architectural Library, Tel 01-580 5533 ext 4315.

MAXWELL FRY BOOK FUND ESTABLISHED

The RIBA has set up a Maxwell Fry Book Fund in the British Architectural Library.

Funds raised will be used to buy rare or otherwise special books on 20th century architecture to commemorate the life and work of Maxwell Fry.

The fund is sponsored by many of the top architect members of the Royal Academy of which Fry was a member. They include Sir Hugh Casson, Sir Leslie Martin, Sir Phillip Dowson, Leonard Manasseh, Sir Phillip Powell, Richard Rogers, Theo Crosby, Norman Foster, Paul Koralek, John Partridge, James Stirling, Professor H T Cadbury-Brown and Professor Trevor Dannatt.

A leader of the Modern Movement in Britain, Maxwell Fry designed buildings that were landmarks in the development of this country. His Sun House at Hampstead, Kensal House in Landbroke Grove, Impington Village College (with Walter Gropius) and his post-war work at the Festival of Britain in 1951, and in West Africa and Chandrigah with Jane Drew and Le Corbusier continued the application of modernist principles in new and challenging circumstances.

Further information on donating to the Maxwell Fry Book Fund is available from the Director, BAL. Tel: 01-580 5533.

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LEVERHULME GRANT GIVEN TO THE RIBA TO RESEARCH THE WORKS OF CHARLES HOLDEN

An exhibition of the work of Charles Holden opened at the RIBA Heinz Gallery on 9 March and to coincide with the exhibition, the RIBA announced the beginning of a major research project funded by the Leverhulme trust.

The RIBAs British Architectural Library (BAL) has received a two year grant for more than £27,000 from the Leverhulme Trust to research the works of Charles Holden and the firm of Adams, Holden & Pearson.

The research project is based on the Holden archive which was recently deposited at the BAL and on material in other libraries and archives. It will provide a comprehensive survey and analysis of the architectural work and office practice of Holden and his firm and will include concise biographies of his architectural partners.

Charles Holden (1875-1960) was one of the central figures of both Edwardian and inter-war architecture and has been described as "one of the greatest architects of his generation". Holden moved stylistically from the "Free Edwardian" and "Mannerist" schools of the early 19th century to a refined classicism in the 1920's and 1930's.

He is best known for his designs for London Underground, including Piccadilly, Arncliffe Grove and Chiswick Park stations

and as architect of the British Medical Association building in the Strand and Senate House for the University of London.

The results of the research project will be accessible to the public on the BALs computer database.

* * *

BOOKDEALERS CATALOGUES RECEIVED

Amongst the spring catalogues are three of special interest to planning historians:-

A historical list with forty one urban history titles and a good range of social and institutional history besides.

Paul Holcombe
5 North Lane
Canterbury
CT2 7EB

Unclassified but extensive lists of scarce and out of print architectural works:-

Vivian Wright
Fennelsdyke
Raughton Head
Carlisle CA5 7DU

John Ives
5 Normanhurst Drive
Twickenham
Middlesex TW1 1NA

* * *

ERRATA

By a deeply regrettable mishap Dr Jeremy Whitehand's paper, "M R G Conzen and the intellectual parentage of urban morphology" in the last issue of the Bulletin escaped the proof-readers' attention and in consequence the footnotes were misnumbered. There were also several minor typographical errors and four major omissions, as follows.

1. The crucial word urban was missing from the title.
2. The book which Conzen published in the 1950s (p37) is entitled "Geographie und Landesplanung in England" (ommission underlined).
3. The title of Conzen's Berlin dissertation was missing from the second paragraph of p36:-
'Die Havelstadte', unpubl, Staatsexamen dissertation, (University of Berlin, 1932).
4. Footnotes 24 to 28 were omitted and should be inserted as follows:-
24. H Freyer, Theorie des objektiven Geistes: eine Einleitung in die Kulturphilosophie 3rd edn (Leipzig, 1934; reprinted Darmstadt, 1966); E Spranger, Probleme der Kulturmorphologie, Sonderausgabe aus dem Sitzungsbericht der Preussischen Akademie der Wissenschaften, Philosophisch-Historische Klasse

(Berlin, 1936)

25. A rare exception is M R G Conzen, 'Morphogenesis, morphological regions and secular human agency in the historic townscape, as exemplified by Ludlow', in D Denecke and G Shaw (eds) Urban Historical Geography: recent Progress in Britain and Germany (Cambridge, 1987).
26. For example, T R Slater, 'Ideal and reality in English episcopal medieval town planning', Transactions of the Institute of British Geographers 12 (1987), 191-203
27. J W R Whitehand, 'Background to the urban morphogenetic tradition', in Whitehand (ed) The Urban Landscape, op cit 1-24 (note 2).
28. Information is available from T R Slater, Department of Geography, University of Birmingham, Birmingham B15 2TT.

The Bulletin apologizes unreservedly to Dr Whitehand for the mangling of his contribution.

REPORTS

SPEECH GIVEN BY HRH THE PRINCE OF WALES AT THE CORPORATION OF LONDON PLANNING AND COMMUNICATION COMMITTEE'S ANNUAL DINNER

The Mansion House: Tuesday 1st December 1987

[Editor's note The Prince of Wales's speech on planning issues in the City of London last December was widely reported in the British press but may come as something of a surprise to the Group's international membership. The heir to the throne has a long standing interest in environmental issues and has become increasingly outspoken as an architectural and planning critic. His invitation to speak at the City Corporation's Planning Committee dinner comes at a time when some of the drearest tracts of postwar commercial redevelopment are coming up for renewal to meet the demands of the modern financial services sector. Current redevelopment opportunities in the heart of London have reopened both the battle of the styles between warring modern and post-modern architectural factions and the old skirmishes between planning and development interests over plot ratio and building height in the business heart of London. Gordon Cherry and Leith Penny, in their biography of Holford (Mansell, 1986) gave many fascinating insights into the struggles that went into making the dreary banality of the Paternoster Square development to the immediate north of St Paul's Cathedral. His Royal Highness uses the proposed redevelopment of this scheme as the pretext for an invigorating review of postwar planning history. So far no final decision had been reached on the site - our cover illustration and text drawing show the most colourful contender, prepared by the architect John Simpson, the surveyor Bernard Williams and the planner Leslie Ginsburg at the request of the Paternoster Trust. The owners, however, have their own scheme from Ove Arup Associates, which proposes to squeeze 1m sq ft of offices into the 4.7 acre plot. It was this modern architectural solution to the site, selected by competition, which Prince Charles finds so "deeply depressing".

The Bulletin acknowledges the kind permissions of the Prince of Wales's Office to reproduce the text of his speech and of John Simpson to reproduce the drawings of the Paternoster Trust Scheme.]

My Lord Mayor, Mr Chairman, My Lords, Ladies and Gentlemen,

It is an honour for us all, My Lord Mayor, to be in this magnificent room. We are often struck by the splendour in which the City houses its first citizen and the generous surroundings in which it entertains its guests, coming as I do from the more modest surroundings of Kensington Palace - the servant's quarters to be exact.

But I know, My Lord Mayor, that all this splendour is not just for you, but expresses the commercial triumphs and the benevolence of the entire City of London.

Last year, your Guest of Honour at this dinner was a Minister from the Department of the Environment, Mr William Waldegrave, who urged the City to continue to celebrate its commercial success by commissioning more wonderful buildings. Mr Cassidy has spoken of your achievements since then and, despite your recent setback, you have still accomplished the feat of adding the additional six million square feet of offices to the Square Mile.

But that raises a problem, and it is this: How to create commercial architecture as effective as the Mansion House, or the Royal Exchange, or Sir Edward Lutyens' pre-war Midland Bank - worthy celebrations, I would have said, of the fruits of commerce. Can anyone in this room really claim that Bucklersbury House, the Stock Exchange or Paternoster Square are creditable successors to those earlier buildings? And it is not just me who is complaining - countless people are appalled by what has happened to their capital city, but feel totally powerless to do anything about it.

Nowhere is the problem more acute than in that spatial area around St Paul's Cathedral. What have we done, Ladies and Gentlemen, to St Paul's. What are we about to do it now? Why in fact does St Paul's matter so much? Because it is our greatest national monument. It has been the scene of the funerals on an heroic scale of Nelson and Wellington, and I well remember the cold March morning when Sir Winston Churchill followed them into that great sacred building.

On the terrible night of December 29th, 1940 when the surroundings of the Cathedral were devastated and an incendiary bomb lodged in the outer dome, it was Mr Churchill himself who had despatched the message to the Guildhall: St Paul's must be saved at all costs". The dramatic photograph of the great black dome standing out against the swirling smoke and flames is something that most of us today know about.

Then it gave new meaning to the cathedral as a symbol of faith and a monument to Britain's resolve. Now it reminds us of the place St Paul's occupies at the very heart of our nation as the spiritual centre of the capital city.

St Paul's is not just a symbol and a mausoleum for national heroes. It is also a temple which glorifies God through the inspired expression of man's craftsmanship and art. Architecturally, I believe it has a character all of its own: that familiar dome, raised high on its balustraded

drum, often appearing with a ghostly magnificance through the London mists and river fogs. The skyline with the sentinel towers at its west end and the chorus of spires of a hundred parish churches which Canaletto painted in the eighteenth century, was without doubt one of the architectural wonders of the world, the equal in architecture to Shakespeare's plays.

What, then, have we done to it since the bombing? In the space of a mere fifteen years, in the sixties and seventies, and in spite of all sorts of elaborate rules supposedly designed to protect that great view, your predecessors, as the planners, architects and developers of the City, wrecked the London skyline and desecrated the dome of St Paul's.

Not only did they wreck the London skyline in general. They also did their best to lose the great dome in a jostling scrum of office buildings, so mediocre that the only way you ever remember them is by the frustration they induce - like a basketball team standing between you and the Mona Lise. In Paris, the French have built some pretty awful tower blocks around La Defense, but can you really imagine them building those same towers around Notre Dame? Can you imagine the Italians walling in St Mark's in Venice or St Peter's in Rome with office blocks the size of the Pirelli building in Milan? You can't. But we've done something almost as bad, and we've done it to ourselves.

And at street level, just look at Paternoster Square! Did modern planners and architects in London ever use their eyes! Those planners swept away the lanes and alleys, hidden-away squares and courtyards which in most other European countries would have been lovingly rebuilt after the war. I was in Germany a few weeks ago, and returned greatly impressed by the way in which Munich had been so carefully restored after the ravages of war.

In devastated Warsaw, they used the paintings of Canaletto's nephew, Bellotto, as blue-prints so that they could recreate the intimacy of the lost city. Lost, but found again; they brought it back from the dead. We buried the dead deeper. What did we do? Here, even the street where Shakespeare and Milton brought their manuscripts, the legendary Paternoster Row, "The Row", the very heart of publishing since Elizabethan time, was turned into a concrete service road leading to an underground carpark!

You have, Ladies and Gentlemen, to give this mush to the Luftwaffe: When it knocked down our buildings, it didn't replace them with anything more offensive than rubble. We did that. Clausewitz called the war the continuation of diplomacy by other means. Around St Paul's, planning turned out to be the continuation of war by other means.

What then went wrong? Your predecessors bought the fashionable post-war orthodoxy that arose from the 1947 Town and Country Planning Act and the Ministry guidelines, only too appropriately entitled, "The Redevelopment of Central Areas". The author was Lord Holford, who the City appointed

as their Planning Consultant, the man responsible for today's Paternoster Square. St Paul's, in their jargon, was no doubt just a 'worship unit'.

What your predecessors wanted was scientifically conceived slabs, permanently bathed in sunlight for the people at work in the offices. We all know how that particular dream turned out! It might be said that Paternoster Square, if it gave us nothing else, gave us space to play in. Unfortunately, nothing but the wind plays there. I am told that, on a sunny day, it is possible to sit down, of you buy a drink from the pub first, and hurry to bag a share of the only bench. I was told that by a survivor ...

Paternoster was one of the very first of these CDAs - Comprehensive Development Areas. Praised by architects, it became the model for schemes that have destroyed the city centres of Bristol, Newcastle, Birmingham, Worcester - the list is endless. The "Rape of Britain", it has been called.

Fortunately, Ladies and Gentlemen, today, we have a second chance. As a result of technological changes, places like Paternoster are obsolete. Here, surely, is a heaven-sent opportunity to build a model of real quality, of excellence, next to so great a building, in the heart of our capital city. I, for one, would love to see the London skyline restored, and I am sure I am not alone in feeling this. If we wanted, we could use this 'second chance' to rebuild a "City Without Towers". So why don't we set this as a goal for the millenium year 2000?

Now, I seem to have acquired something of a reputation, in certain quarters, for my intervention in architectural matters. I believe I have been accused of setting myself up as a new, undemocratic hurdle in the planning process - a process we are supposed to leave to the professionals. But the professionals have been doing it their way, thanks to the planning legislation, for the last forty years. We, poor mortals, are forced to live in the shadow of their achievements. Everywhere I go, it is one of the things people complain about most and, if there is one message I would like to deliver this evening, in no uncertain terms, it is that large numbers of us in this country are fed up with being talked down to and dictated to by the existing planning, architectural and development establishment.

But to return to Paternoster. And I do so because it is an area of such vital importance to our city that it is worth taking up a position on it and raising my standard over it. The fact is that the Project Director, Mr Lipton, kindly invited me, in private, to comment on the seven finalists in the private competition to choose a new Master Plan for the area. I agreed and, I have to say, was deeply depressed that none of them had risen to the occasion.

What demoralised me? First, the Competition Brief, whose "overriding commercial consideration (without which the Paternoster Square project will not be built)" - and I am now quoting from the document itself - "is to provide as much office space [they want one million square feet, Ladies and

gentlemen!] of the highest quality and efficiency, as is possible within the planning constraints" - that, and what is called a "bold concept for retailing". A bold concept for retailing! What a challenge! I suppose Sir Christopher Wren was inspired by the same sort of brief. "Give us a bold concept for worship, Sir Christopher - and the most efficient praying area within the planning constraints".

With such a brief, what alternative was there for the competitors, all of them world-famous architects, than to cram in as much as possible on to the site? None of them, I believe, addressed the primary problems of appropriateness and architectural good manners; none gave sufficient attention to the materials to be used, nor even considered which style of architecture would be appropriate. Surely such eminent architects should have questioned the brief?

Surely here, if anywhere, was the time and place to sacrifice some profit, if need be, for generosity of vision, for elegance, for dignity; for buildings which would raise our spirits and our faith in commercial enterprise and prove that capitalism can have a human face, instead of that of a robot or word processor. In such a site, market forces, I would suggest, are not enough.

This brings me to another question: What place, if any, do the opinions of the general public have within the legal labyrinth of the planning system (a subject to which Mr Cassidy has just referred)? Should the private developer be allowed to set up a private competition for a site of such historic importance, about which the public have been kept in the dark - and still are - whose winner will eventually submit a single scheme to the City Planning Committee, which will have no option between accepting it or rejecting it?

If they reject it, the developer can then appeal to the Secretary of State. Suppose he calls for a Public Enquiry and then turns it down, another and yet another scheme can be produced to go through the same process until at last the opponents of the scheme are worn down by the length of the proceedings and the hideous expense of it all. This is happening on the Mappin and Webb site opposite Mansion House. And in Winchester; and in Lancaster.

Is it right that the people, their elected representatives, the Secretary of State himself, can take no initiative of their own? Is it sensible that they can only react to developers' proposals? There must be something wrong with a system which involves public opinion at so late a stage that the only course left open to the public is to obstruct the development through whatever means the planning system allows.

If the planning system is to blame, if the rules are at fault, then why don't we change them? To be specific, here are three major shortcomings in our system:

First, control over the design of buildings next to major monuments is fuzzy and, in practice, unenforceable. Just listen to this: "In considering whether to grant

planning permission for development which affects a listed building or its setting, and in considering whether to grant listed building consent for any work, the local planning authority or the Secretary of State, as the case may be, shall have special regard for the desirability of preserving the building or its setting ... "

Second, and closely related to this - again, a point to which Mr Cassidy had referred - the Department of the Environment does not encourage planning authorities to set firm aesthetic guidelines in development. As things stand, they are only justified in rejecting a proposal if it is absolutely hideous; anything merely ugly must be allowed to get through.

Surely, then, we can learn from other countries? In France, since the Malraux Act of 1962, they have had the concept of "secteurs sauvegardés", a bit like our conversation areas, only with more muscle behind them. They even spell out what bricks and tiles you must use - essential if the character of the area is to be maintained.

Third, the skyline, once the envy of other cities: Let's admit that the approach adopted for protecting it over the past forty years had simply not worked. The rules are too woolly. Indeed, the post-war planners meant them to be woolly in the interests of what they call flexibility.

So why don't we return to some form of statutory height limit, which served us well in the past, and continues to serve the other great cities? And when buildings like Sudbury House in Paternoster Square and the Stock Exchange Tower become obsolete, they should be redeveloped so as to restore the domination of St Paul's - and our famous skyline as well.

To sum up: Because there is this broad discretionary element in our planning legislation, as well as the absence of aesthetic control, architects and developers have the wrong kind of freedom - the freedom to impose their caprice, which is a kind of tyranny. Competitions even encourage them to come up with the vogueish innovations and fashionable novelties that appeal to nobody but other architects. One prominent architect recently confessed, airily and with no apparent sign of shame, that some of his own earlier buildings have ceased to interest even him, now that the thrill of creativity has worn off.

Well, what kind of creativity is that? To put up a building which other people have to live with, and leave them to live with while you wander off saying you're tired of it, and then put up another one which you will presumably get tired of too, leaving yet more people to live with the all-too-durable consequences of your passing fancy. There is a terrible fecklessness to all this, when grown men get whole towns in the family way, pay nothing towards maintenance, and call it romance.

Mr Cassidy has just said that we need "more planning" to make buildings pleasing as well as more efficient. Perhaps

not more, but better. In short, then, isn't it time to change direction and set down a few sensible rules such as limits on the height of buildings, the materials to be used, the proportions of windows, even the appropriate style perhaps. Such rules gave us Georgian London, and still give the French a largely unspoilt centre to their capital city.

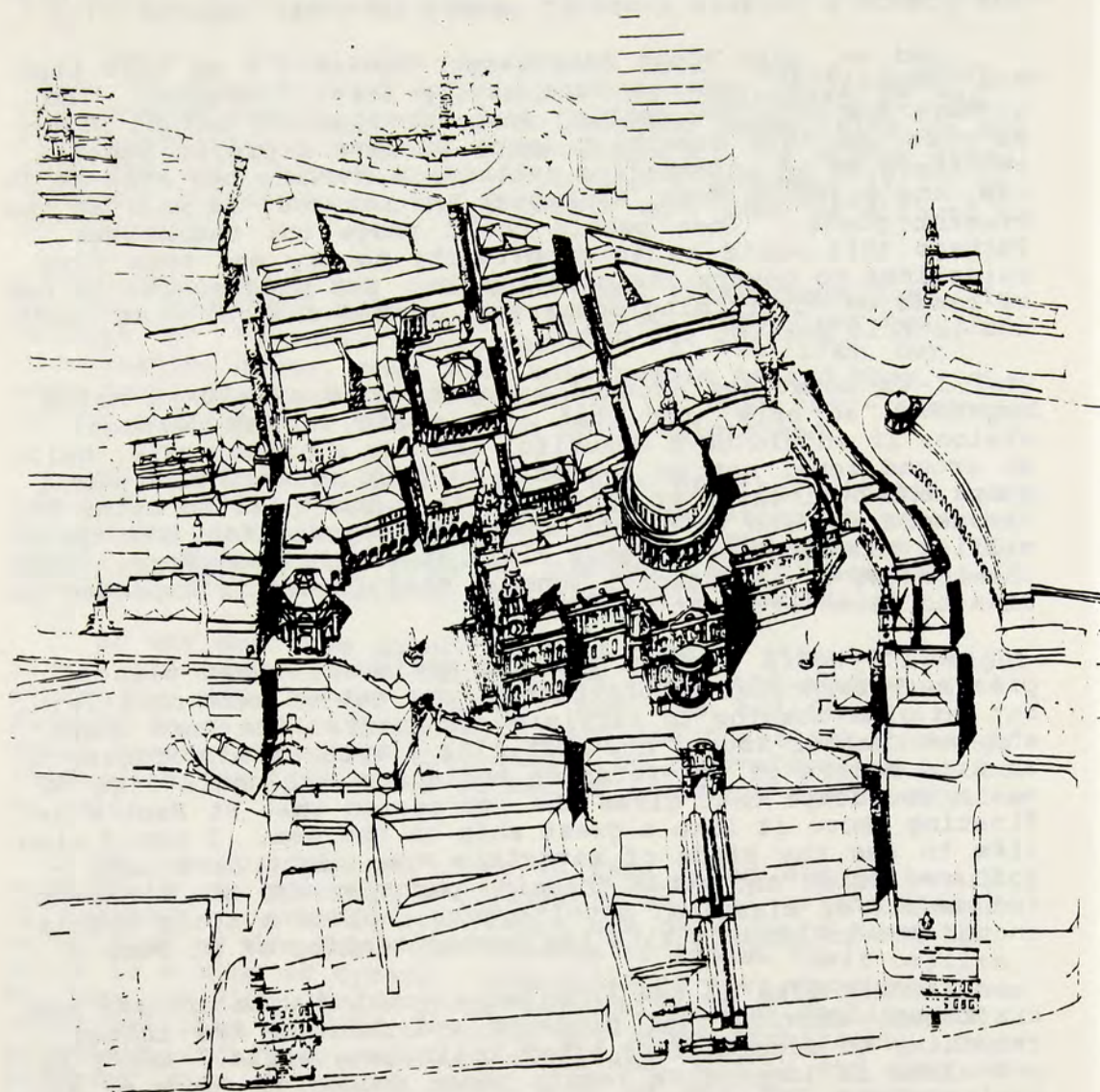
And so, what about Paternoster Square? I am told that the competition schemes were merely first thoughts. The winners are only now getting down to producing actual plans. We must use this breathing space to have a proper debate. Let there be an informative exhibition showing the area as it was, the plans of Wren, Hawksmoor and Lutyens, as well as the present plans. Then people could judge for themselves. Perhaps this would be an opportunity to try out some firm guidelines to govern the master plan. But please, let it not be based on "overriding commercial consideration" - at least not in this part of the city.

I am sometimes accused by architects of always being negative, so here, for what it's worth, is my personal vision: It should be a beautiful area on a human scale, built at ground level not on top of a carpark square, with small shops and businesses at ground level - above all to cater for the needs of, and to create something special for, the three million tourists who already visit St Paul's each year. With the opening of the Channel Tunnel, that figure is expected to rise to seven or eight million.

So, I would like to see the medieval street plan of pre-war Paternoster reconstructed, not out of mere nostalgia, but to give meaning to surviving fragments like Amen Court, and the Chapter House, now left like dispossessed refugees in an arid desert of God-forsaken buildings. I would like to see a roovescape that gives the impression that St Paul's is floating above it like a great ship on the sea. I would also like to see the kinds of materials Wren might have used - soft red brick and stone dressing perhaps, and the ornament and detail of classical architecture, but on a scale humble enough not to compete with the monumentality of St Paul's.

I would like to see architects working with artists and craftsmen, showing that pleasure and delight are indeed returning to architecture after their long exile. And I am not alone in longing to regain those wonderful views of St Paul's rising above the rooftops over its first entablature. Can we not learn from the age of Wren, that unique moment in our architectural history when the vernacular gothic and the classical were fused in a vigorously attractive style.

Do we still have to strive to be a stunted imitation of Manhattan?



AERIAL VIEW

MASTERPLAN FOR THE REDEVELOPMENT OF THE BUILDINGS SURROUNDING ST PAUL'S CATHEDRAL IN THE CITY OF LONDON

John Simpson & Partners, Chartered Architects, 39 Great Russell Str
London WC1

Now some people, I know, will say that I am not living in the real world of Big Bang and twenty four hour financial dealing; that my guidelines would deter any developer taking on Paternoster. Further, they will say that my thinking would drive business out of the City and into the hands of foreign competition. But good architecture of the kind I have described is good for business. Who, with any choice, wants to work in an environment like Victoria Street?

Businesses flock to the City from all over the world just because, in addition to superb efficiency and competitiveness, they can find a unique environmental character: The Wren churches, the livery halls, places like Amen Court and Wardrobe Court, surviving backwaters with their cellar bars and restaurants; attractions which New York and Tokyo cannot offer. To use the jargon: As a world financial centre, the City of London is user-friendly, to a unique degree. In plain English, business people like it. So why spit on your luck? Even the greatest free-market economists, like von Hayek and von Mises, recognise the importance of what they refer to as "psychological profits".

So why not capitalise on many people's desire for an environment of character and charm, which is also more conducive to productive work because the surroundings make you feel better? This is very much the age of the computer and the word-processor, but why on earth do we have to be surrounded by buildings that look like such machines?

Why cannot we recall the example of our forebears who took enormous trouble to ennoble their commercial buildings - buildings like Sir John Soane's Bank of England. There are a number of younger architects who share this feeling, but they rarely win the larger commercial commissions because they are considered to lack the necessary experience. But surely everybody has to start somewhere?

I see no reason, then, why wealth should not finance beauty that is in harmony with tradition, today as in the past. People too easily forget that the London of Wren's time was the greatest trading empire the world had ever seen. Yet it was of such splendour that the vista Canaletto painted surpassed ancient Rome and even rivalled that of his own native city of Venice, itself a centre of world trade, and one which knew so well how the fruits of commerce should be celebrated in the arts and architecture.

We can make choices about the surroundings in which we live and work. Prosperity and beauty need not exclude one another. If the rules the planning game are wrong, our democracy enables us to change them. Many younger architects today welcome the idea that beauty must be based upon the observance of rules, which indeed encourages the right kind of creative freedom rather than inhibiting it. And many of our best developers and builders would welcome a situation in which they knew where they actually stood.

So this, Ladies and Gentlemen, is a very good time to reassert a sense of vision and civilised values amidst all the excitement and commercialism of the City. Perhaps such a

scheme as I have sketched for Paternoster would help drag us out of the bind of the deep aesthetic idleness which has afflicted the post-war world. What an inspiration it would be for other towns and cities in repairing the wounds of post-war architectures and town planning.

The City, My Lord Mayor, has every reason to feel proud of its commercial achievements. You should express your confidence in the environment for which you have responsibility. We have this unexpected second chance. Pray God we don't waste it this time.

BOOKS AND PUBLICATIONS

Robert Beevers (1988) The Garden City Utopia: A Critical Biography of Ebenezer Howard
Macmillan £27.50

A comprehensive life of that "heroic simpleton" (as Bernard Shaw called him) whose inventions included a variable spacing mechanism for typewriters, the "Phonoplayer" - a shorthand-typing machine - and the garden city.

* * *

Garry Philipson (1988) Aycliffe and Peterlee New Towns 1946-88 Publications for Companies Ltd, £12.45 ISBN 09049282117

The 28 new towns in Britain, with their population of over two million people, have been rightly hailed as one of our post war success stories. Aycliffe and Peterlee can claim to be a prominent part of that achievement in a region where, for many years, success has been a rare commodity.

Aycliffe was the first new town in the North of England, designated in 1947: the region's major industries of coal-mining, ship-building and heavy engineering were in steep decline. The Development Corporation's task of building the town from nothing was formidable enough but their 'one stop shop' policy (offering construction, finance, promotion and technical advice in a single package) had proved a winner in attracting over 200 companies to the Industrial Estate and over 10,000 jobs to the town.

Peterlee, in the heart of the Durham coalfield, was designated in 1948 to establish a recreational and shopping centre for the district and to provide alternative employment for ex-miners and their wives. The town's growth was hampered by a ten year running battle with the Coal Board about the 30m tons of coal beneath it, with the Cabinet forced to intervene on at least three occasions. Yet despite formidably difficult beginnings, Peterlee attracted new industries so that today there are over 7,000 people employed there by some 130 companies.

The two towns were unified under a single Development Corporation Act in April 1963 and the author was appointed as Managing Director in March 1974. Until his retirement at the

end of 1985 Garry Philipson masterminded first the expansion, then the run-down of the towns, preparatory to their dissolution on 31 March 1988.

The book has 75 black and white and 42 colour illustrations, maps, appendices, bibliography and index.

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Grigor McClelland (1988) Washington: Over and Out The Story of Washington New Town 1983-1988
Cambridge: Publications for Companies Ltd, £2.95 ISBN 0904928225

The opening chapter of Washington: Over and Out has all the suspense of a thriller: will Washington land the Nissan car plant or lose it to a competitor? As one of eight contending locations, Washington finally brought it off against strong opposition. Nissan plans to employ 2,300 people and to produce 100,000 cars a year by 1991. Since Washington's designation as a New Town in 1964 its team has shown how to attract international companies to the North East of England and how to help smaller companies to grow. Over and Out describes the town's remarkable recovery from the cut-backs of 1979-1983, to a rate of growth of over 1,000 new jobs a year. The middle two chapters cover the changing housing scene and the maturing of the new town as a complete and living community, whilst the Corporation that planned and built it disengages and winds down to 31 March 1988. In 20 years Washington has trebled its population to 60,000.

The final chapter follows the twists and turns of a struggle by the Corporation to ensure that the growth in jobs continues. It reveals how one government creation developed a mind of its own, and how its masters reacted. Its account raises the question: does Whitehall care?

The author, Professor W G McClelland, MA, MBA, DCL was Chairman of the Washington Development Corporation from 1977 to 1988.

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Maurice de Soissons (1988) Welwyn Garden City: A Town Designed for Healthy Living
Cambridge, Publications for Companies Ltd, £19.95 ISBN 0904928233

Sir Ebenezer Howard's second garden city holds a pivotal place in the development of Britain's New Towns. Begun soon after the First World War, Welwyn Garden City has now a world reputation as a planned complete town of reasonable size housing 42,000 people in 18,000 houses of which 60 per cent are owner-occupied. It is indeed a "town designed for healthy living" as Howard termed it, a good place in which to live, work and raise a family. Its master plan embodied ideas from earlier planned towns and villages, especially Letchworth, the first garden city. Those precepts were developed, enriched and combined into flexible planning

principles within a logical framework. They have since provided the basis and the inspiration for many new towns in many lands.

Nearly 70 years ago Howard formed a company which brought the town through many vicissitudes - shortages of money, materials and labour, an economic depression and a world war - to provide in some measure the springboard for the 1946 New Towns Act. Designated a New Town itself in 1948, the garden city continued to grow largely to its original concepts under a development corporation until 1966 and latterly the Commission for the New Towns, followed by the present Welwyn Hatfield District Council. Today Welwyn Garden City is fighting to preserve its garden city ideals, tempered by necessity, as it moves towards the 21st century.

The book chronicles the political, economic and social life of an exceptional new town and details its architectural and landscape heritage. Above all, it tells of its citizens of almost 70 years, who have collectively created the garden city and now have the responsibility to ensure that it keeps its very special qualities for future generations.

There are 151 black and white and 42 colour pictures and full appendices.

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Eric Reade (1987) British Town and Country Planning
Milton Keynes: Open University Press
£9.95 ISBN 0335155081

A substantial reflective study of the thought-world of the British planning profession, in its evolution from the pioneering optimism of the 1940s to today's opportunistic bargaining culture.

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Arnold A Alanen & Joseph A Eden (1987) Main Street Ready-Made: The New Deal Community of Greendale, Wisconsin
Madison: The State Historical Society of Wisconsin
\$20.00 ISBN 0870202510

On the outskirts of Milwaukee by the shores of Lake Michigan 100 of Roosevelt's Resettlement Administration staff worked around the clock in 1935-7 to transform 3,500 acres of farmland into a model suburban community for blue-collar families. The project embodies all the best New Deal planning principles - survey research, Radburn layouts, public rental housing, solid cinder-and-block construction, model kitchens. First, the incoming residents struggling with poor transport and inadequate shopping facilities and derisory external jibes against their "boxlike", "pink" houses, developed their own vigorous cooperative organisations. Then in the 1940s came a stage of institutionalisation and

disillusion with a succession of remote federal housing bureaucracies. In the 1950s Greendale was privatised, the tenants buying their homes and the greenbelt and community facilities bought by specially created development corporation headed by community-minded Milwaukee businessmen. Greendale remains green and popular and a nascent conservationist movement tries to retain some touches of its original New Deal environment. Alanen and Eden's new town biography is meticulously researched, beautifully written and a pleasurable if sometimes poignant read.

Walter Bor (1988)

"In step with planning in China
Pigeon Audio-Visual tape-slide show, PAV 18/8804. £49, from World Microfilm Publications, 62 Queen's Grove London NW8 6ER

The former President of the RIPI and City Planning Officer of Liverpool talks about his recent work as Advisor to the Shenzhen Urban Planning Commission in the People's Republic of China.

* * *

Sylvia Crowe (1988)

"Wood and Water" Pigeon Audio-Visual tape-slide show PAV 18/8801 £49 from World Microfilm Publications, 62 Queen's Grove London NW8 6ER

Sylvia Crowe is the doyenne among the most respected of Britain's landscape architects. Trained in horticulture before World War Two, she set up in private practice in 1945 in time to landscape the English new towns.

The designs she executed since have generally been on a large scale, such as the Commonwealth Park in Canberra, master plans for English new towns (Washington and Warrington), coastal reclamation, the setting for nuclear power stations and reservoirs.

She was landscape consultant to the Forestry Commission for 14 years, she is the author of half a dozen books on landscape, she has received many awards including that of Dame of the British Empire and she has held a number of high offices including that of President of the Institute of Landscape Architecture (UK), and founder member of the International Federation of Landscape Architecture.

For her recorded talk she has concentrated on the landscaping of forests and reservoirs, showing several of her projects and discussing the related problems she has encountered. Not least has been to reconcile the landscape, with all its treasures and all the beauty of the past, with the new town-bred population who swarm over the country and need to be educated to respect what they have come to enjoy.

"We are trying", she says, "to make again a land which people can enjoy, a land, too, where the wildlife can flourish".

TOWN AND COUNTRY PLANNING 1943-1951: Progress Report by the Minister of Local Government and Planning on the work of the Ministry of Town and Country Planning. Omd 8204. HMSO 1951. vii, 215 pp. Reprinted 1953.

[Editor's note: The Bulletin does not usually carry book reviews, still less reviews of books published thirty seven years ago. It was at last summer's conference on British Regionalism that the idea arose of inviting Wilfred Pearson to contribute a short note on the Ministry of Town and Country Planning's 1951 Progress report. Mr Pearson grew up in Birmingham and worked at the Central Reference Library and Technical Library. Birmingham was "the city of a thousand trades" with a great pride in its municipal enterprises. The provision of information by libraries and the ways in which the city fathers dealt with problems of expansion and location and planning interested him greatly. The opportunity to develop these interests came in 1948 when he was appointed Librarian of the Ministry of Housing and Local Government in 1951. From then until his retirement in 1981, he studied the information and research needs of those engaged in planning and the environment and guided research by the Library Association and the British Library in these areas. He was Honorary Editor of three volumes of Planning Research and its supplements published by the Royal Town Planning Institute and served on its Research Committee from 1960 until 1969. Under his direction as Chief Librarian of the Departments of Environment and Transport, registers of research and surveys and abstract bulletins, bibliographies and other information guides were published. He advised on the dissemination of information within the European Communities, the United Nations and other international agencies including the INFOTERRA system and network of UNEP until his retirement in 1981].

Professor J B Cullingworth, the official historian, has commented in the first volume of Environment Planning 1939-1947, "The early history of the new planning ministry is characterised not only by its failure in achieving the impossible goals which it set itself, but also by its successes in transforming the machinery of planning in the space of a few short years".(1)

In these eight years, five major Acts were passed; the Town and Country Planning (Interim Development) Act 1943, which extended planning control to all land and made it effective in the "interim development" period stage before schemes became operative; the Town and Country Planning Act 1944 which enabled local authorities to tackle their war damage; the New Towns Act 1946 which provided for the creation of New Towns by means of Development Corporations, the Town & Country Planning Act 1947 which established a new and comprehensive planning system; and the National Parks and Access to the Countryside Act 1944.

The value of the Ministry's own account, published at the end of this great burst of legislative activity, is that it describes in one volume the wide range of activities and discusses the problems and how they were tackled. For any student or research worker coming to the period for the first time, this Progress Report provides a useful introduction full of facts and references. The work of a "relatively small group of visionaries in the civil service" (to quote Cullingworth), aided by specialist sections, included the implementations of the Barlow, Scott, Uthwatt, Reith, Dower, Hobhouse and Huxley Reports, the establishment of a framework for town and country planning and the execution of policies in England and Wales. Reading this progress report will lead to an understanding of the next two decades of town and country planning.

The introductory section after reviewing the background leads on to the new organisation for planning by local authorities and the organisation of the Ministry. By December 1950, the Ministry had 1220 staff employed in the Headquarter offices (894) and the ten regional offices (326). The section on local and regional planning has a chapter on the framework of planning including discussions on development control and its operation, citing types of cases referred to the Minister, and compensation. A chapter on reconstruction and redevelopment looks at the new powers of local authorities, acquisition of land, disposal and development. Under the heading of planning problems, some of the more urgent questions confronting local planning authorities in different parts of the country are scrutinised. In one of several useful appendices, 98 planning reports, surveys and advisory and outline plans are listed. These indicate the wartime enthusiasm by local politicians, planners and the public for action to provide a better environment and deployment of economic and social resources together with protection of the countryside and recreation.

Under the heading of planning problems of national importance, chapters are devoted to major competitors for land (agriculture, housing, industry, development by government departments, public services and utilities); minerals; new towns; amenity; national parks and access to the countryside.

The chapter on amenity points out that - "in some form or another, amenity introduces itself into almost every planning proposal, and its protection or enhancement is now recognised as one of the main purposes of planning legislation. Yet the actual word occurs only four times in the 1947 and then only in sections dealing with special subjects". This chapter filled a gap in that it gave statements of policy and discussed some cases on the preservation of buildings, control of advertisements, design and external appearance of buildings.

Three appendices list the orders and regulations, command papers, technical manuals and advisory bulletins which the Ministry produced. The practice was to continue in the annual reports of its successors, the Ministry of Housing and Local Government, to help local authorities and practitioners to trace these more easily when dealing with the new planning system and controls.

Working closely with the administrative and executive staffs were technical planning staff with architectural, engineering or

surveying and town planning experience and professional qualifications, and also research staff with academic qualifications in geography, geology, economics and sociology. In addition, these professional staffs made particular contributions on survey and research, planning techniques, estate work and in the inspectorate, as well as providing advice and preparing manuals.

An interesting insight into their activities in Planning Technique and Research in this period is provided by Professor Gordon Cherry and Leith Penny in chapter 7 of their biography Holford (2), drawn from unpublished official papers, private papers and individuals. The roles of the geographers in research and in the development of the national planning maps and new mapping and research techniques have been told by Dr E C Willatts (3) in the Eva G R Taylor Lecture in 1971. An earlier paper by W E Vince (4) and W A Payne in 1965 describes the work towards a national atlas.

Professor Cullingworth has pointed out that "an able group of officials had a remarkably free hand and were aided by the complexity of the issues on which they had to advise their equally able ministers". As they grappled with the wider conception of planning, the need for an organised acquisition and dissemination of information drawn from many other subject fields became apparent. An information section headed by H Myles Wright included Miss A E Walker as Librarian. She established bibliographical and information services (5) which continued to develop in this period and subsequently. Some were made available to local authorities, universities, research workers and consultants (6).

Wilfred Pearson MBE BSc(Econ) ALA Hon.MRTPI

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London: HMSO 1975, (pages xii and 254)
- 2 Cherry (Gordon E) and Penn (Leith), Holford: a study in architecture, planning and civic design. London and New York: Mansell 1985. (Chapter 7, pp 101-134 and notes pages 270-278 including organisation chart on page 272)
- 3 Willatts (E C) "Planning and geography in the last three decades" (The Eva G R Taylor Lecture 1971) in The Geographical Journal, Vol 137, part 3, September 1971, pp 3111-338
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- 5 Sharp (Baroness Evelyn) The Ministry of Housing and Local Government (The New Whitehall Series No 14), London: George Allen & Unwin 1969, (Chapter VI Planning and pp 222-223 The Library).

- 6 Catalogue of the United Kingdom Department of the Environment Library 15 vols G & K Hall, Boston, Mass USA 1977. (Copies in DoE/DTP Headquarters and regional libraries and some university libraries). The Library Bulletin consisting of a Classified list of accessions of books, pamphlets, research and technical papers and abstracts of selected periodical articles has continued and is now called the DoE/DTP Library Bulletin. Sets may be consulted in some public, university and college libraries.

A list of titles available in the Library's Bibliography Series and details of subscriptions (or exchanges) to the DoE/DTP Library Bulletin can be obtained from DoE/DTP Publications Sales Unit, Building 1, Victoria Road, South Ruislip, Middlesex HA4 0NZ, England

RESEARCH REPORT

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The Goad Shopping Centre Plans of the Netherlands: A Note

Abstract

This note provides information on and an introduction to the recently launched Goad Shopping Centre Plans for an increasing number of centres within the Netherlands. The details of the extending coverage upon the central commercial districts and the finer aspects of the land-use data are considered. Certain of the potentials in the utilisation of the data set are considered through a quite brief outline of some background literature.

Data problems have been significant in studies of shopping centres, often necessitating long and arduous field enquiry during the preliminary stages of investigations. This brief note reports upon the Goad Shopping Centre Plans (SCPs) that are now available for a number of centres within the Netherlands. The data contained within the plans will be seen to complement finely other material from alternative sources, including personal field survey. The SCPs will hopefully provide a most real stimulus to evaluations of the commercial centres of Dutch cities.

Studies of urban-commercial structures and processes have been a particular feature of urban-commercial geography in the recent past (Davies, 1985; Dawson and Lord, 1985), in part reflecting the general and growing importance of the tertiary sector of the economy. The recent development and mounting ebullience of the International Geographical Union's Study Group on the Geography of Commercial Activities attests to this interest within both academic institutions and commercial-planning-professional circles.

A brief background on the Goad Company will serve to introduce the recently launched Goad SCPs of the Netherlands. The details of this Dutch data will be outlined paying particular regard to the nature and form of the land use data included within the SCPs. The centres covered in the Netherlands will be identified and quite a brief consideration of certain potential uses of these Dutch SCPs will provide pointers to further developments.

Background

The Goad SCPs derive from the Goad Company's initial interests with the renowned fire insurance plans published for Canadian and British locations from the 1880's through to the late 1960's (Rowley and Shepherd, 1976; Rowley, 1984A). The Company also produced Fire Insurance Plans for certain overseas territories in South Africa, Rhodesia (Zimbabwe and Zambia) and the West Indies (Goad, 1984). The later 1960's saw the introduction and increasingly successful development

of the SCP coverage of British centres. This expansion has continued throughout the seventies and eighties so that by 1987 the SCP coverage has been extended to over 1,000 centres within the British Isles (Rowley, 1984B).

The SCPs are now utilised in a widening range of situations within the commercial-planning environment, for store-location assessment and site evaluation by market analysts and also by those with other commercial-professional and academic interests on town and city centres. In addition, the SCPs are of particular utility in a widening range of educational programmes associated with urban themes and specific local interests.

Details of SCP coverage

In November 1985 the Goad Company now of Old Hatfield, Hertfordshire, England, commenced its production for a number of centres in the Netherlands from the company's Dutch office located in The Hague. By April 1986 thirty-six plans had been produced and by April 1987 sixty plans were available for fifty-two places throughout the Netherlands (Fig 1). Five of these cities, Amsterdam (5), Arnham, Groningen, Maastricht and Utrecht (2 each), are covered by more than one plan (Goad, 1987). The overall coverage continues to expand and by summer 1988 it is intended to have published plans for one hundred centres throughout the Netherlands. Each of these Dutch plans is completely updated and revised annually. An outline of the properties and base characteristics of this data will now be presented. The SCPs are published in black and white at a scale of 1:1000 and indicate the frontage and site of depths of usages for main and subsidiary shopping streets within the commercial centre, the name and identification of business or trade and the number of the property. This latter feature facilitates cross-referencing with other data sets such as census material, planning documentations, commercial and telephone directories and property-tax information. Figure 2, a reduction of one portion of the Haarlem SCP, is presented here to indicate the salient properties of the plans and the range of details contained on an SCP. As Figure 2 is a reduction, however, a scale has been added to facilitate appreciation.

The SCPs record the ground floor usage for the entire commercial district with the delimitation of the area extent for SCP coverage specifically relating to the zone of continuous retail functions. Due to the limited space available on the plans a standardised set of abbreviations is utilised throughout to facilitate the identification of trade and/or commercial type. This listing of abbreviation accompanies each of the published plans. Examples of such abbreviations are "Breiw" - knitting and wool, "RkWRN" - tobacconist and "BLMNHNL" - florist. Other features shown on the SCPs include the location of 'bus stops, pedestrian crossings, pedestrian precincts, subways and one-way articulations of vehicle movement. Parking areas (P) and their vehicular capacities are also recorded, as are buildings under construction (IN AANB) and those buildings under reconstruction (OND VERB).



Figure 1.
The Goad Shopping
Centre Plans of the
Netherlands 1987



Figure 2. A portion of the Goad Shopping Centre Plans of

In addition to plans published for the Netherlands, two Belgian SCPs are now available for Antwerp and Brussels, and thirty-one SCPs are published for French centres, including Paris (4), Lyon (2), Marseille and Strasbourg.

Discussion

The SCP provide a fine data base from which to consider the functional-structural components of the central commercial districts, with opportunities for large-scale data abstraction, storage and retrieval of both current and future SCP materials being of particular attraction and value.

In these times of mounting changes in scale, organisation, technology and location in retailing and the service industry in general there is a deal of concern over the central commercial centres. Such concern points to an increasing interest in the structures and dynamics of established centres which have, traditionally been conceived as pivotal-integrating elements within the entire urban region (Davies, 1984; Brown, 1987). Indeed it is suggested that if these Central Business Districts (CBDs) are to maintain their dominance it is by their ability to compete in "comparison shopping" for higher-order as opposed to "convenience goods" (see McClelland, 1966).

Certain research themes suggest themselves. Davies' (1972) modelling of city central area retailing, deriving from Garner (1966), provides a firm conceptual base. In essence a specific idea here is that the degree of dispersion of store types within the commercial centre is inversely related to the order of the retail function. In addition there is some concern with the extent to which the various trade types wither attract or repel each other. Thus Shepherd and Rowley (1978) utilised linear sequence analysis (Getis and Getis, 1968) upon data derived from the British SCPs to consider certain associations of retail functions within the city centre. Such research findings likewise point on to our developing enquiries into the behavioural aspects of consumer flows and interactions between such comparison-goods outlets. In addition, of course, is the range of leisure-cultural facilities for which the central cities have been duly renowned. Yet the marked declines experienced by many North American CBDs stand as a constant reminder of the manner in which downturns in business districts gain in momentum, especially with an increasing core-to-ring decentralisation of population (see P Hall, 1985).

Within the Netherlands, however, small and middle-sized retailers appear to be better organised and united into trade and locality associations than within, for example, the United Kingdom (Schiller, 1987). Such associations are often more vociferous in their condemnation of and oppositions to the large out-of-centre developments in retailing that are now gaining in momentum (Rowley, 1985). Yet as old inner cities appear to become increasingly less accessible to car-borne shoppers and the financial losses of public transport become higher changes within the traditional

centres seem set to continue (van Lierop and Nijkamp, 1985). This also relates to the present interest in wider strategic planning issues now evident within the Netherlands (Faludi, 1987).

One point to which particular attention was drawn by Rowley and Shepherd (1976) relates to the annual reviews of the SCPs and the opportunity for cross-time comparisons. That is, by obtaining a current SC or SCPs and the annual revisions, as they appear, one is presented with a quite formidable array of spatial-temporal data to utilise in evaluations of the unfolding nature of commercial-centre change and development both within an individual centre and between sets of centres (see Brown, 1987). Again studies of centre-shift and centre mobility, for example, may adopt a "components of change" approach to consider certain of the dynamics within the commercial district (Lloyd, 1979).

Concluding remarks

The coverage and properties of the Goad SCPs for the Netherlands should prove of particular importance and relevance in facilitating the further development of studies on the commercial complexities of the centres. Most real possibilities also arise in linking the base SCP material with other data as in field survey, pedestrian flows and planning materials.

While the SCPs will provide an elementary source of important basic spatial data they also present the opportunity to consider the patterning and sequencing of change through time that will appeal to many. It is hoped that this brief report has done something both to publicise the Dutch SCPs and contribute to the continuing development of research-professional investigations in the Dutch city centres.

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The Journal of Garden History (JGH) (1) edited by Professor J D Hunt of the School of English and American Studies at the University of East Anglia, is a specialist journal, which nonetheless from time to time carries articles of interest to the more generalist concerns of the planning historian. These mutual interests are particularly expressed when the contributions consider the history of public landscape such as urban parks, a topic which has remained somewhat apart from the main interests of British planning historians who have remained rather uneasy about handling design questions except perhaps in relation to housing (2).

As Helen Meller has remarked, "the subject of municipal parks is not immediately interesting" (3).

In the United States, however, the position is rather different, reflecting the more strongly established landscape planning tradition there, which draws particularly on the Olmsted tradition (4). Galen Cranz in her book The Politics of Park Design: A History of Urban Parks in America brings more general social and political perspectives to her analysis of different park designs from 1850, suggesting four main characteristic periods (5). Her study draws the concern of landscape and planning historians more closely together and suggests the potential of a closer relationship in Britain. It also supports the opening to new insights which cross-national comparative study can bring to planning history as to other subjects.

Two issues of Volume 5 of JGH (1985) contain articles which explore detailed local aspects of the 'politics of park design' in Manchester/Salford and Bremen. Both are of interest to the reader of this Bulletin for the way in which they relate design issues with broader social and political matters, and, for the local and particular factors they also include.

In the first article Hazel Conway provides an important discussion of "The Manchester/Salford Parks: their design and development" (6). This type of well-researched, detailed local study, in particular covering the work of Joshua Major and his three parks of the 1840s, suggests the scope for a series of systematic comparative studies to assess the more general picture in Britain. Gunter Reinsch, in the second article noticed here, "Wilhelm Benque and the Bremen Burgerpark", (7) also focuses on the work of a designer in a local context. Describing the Burgerpark as "... the most significant example of the German city garden ...", (8) Reinsch also considers the distinctive role of a private society (the Burgerparkverein) in establishing and managing the park and the civic context in which the work

The example of the Bremen Burgerpark suggests that British and American historians have not only to look to their own traditions for fresh insights and to the subtle mediating influences of trans-Atlantic relationships, but that hidden behind the ramparts of language and national concerns, there exists in continental Europe a further realm of comparative study which at present is only dimly discerned. Reinsch ends his article with a quotation which seems apposite, since it relates to the design issues, the social purpose and the cross-national questions relating to urban parks which have been touched on here.

"Benque handles the [classical landscape garden] tradition with consummate ease and confronts it with obstinately regular forms in order to create a completely new whole, to gain as many 'pictures' as possible, and to give those who use it - all the city's inhabitants - a Volkspark. Here Benque has come very much closer than any of his contemporaries in Europe to the new American Park Movement, with which above all the name of F L Olmsted is associated"

(9).

NOTES AND REFERENCES

1. Published by Taylor & Francis., 4 John Street, London WC1N 2ET
2. Most notably George Chadwick's The Park and the Town: Public Landscape in the 19th and 20th Centuries, London, Architectural Press, 1966. More recently an outline of the contribution of some of the designers of public landscapes in the town planning era has begun to be sketched in eg, David Mawson, "T H Mawson (1861-1933): Landscape Architect and Town Planner", Journal of the Rpyal Society of Arts, CXXXII (Feb 1984), pp184-197
3. Helen Meller, review of The Politics of Park Design by Galen Cranz in Town Planning Review, Vol 56, No 3 (July 1985), p382
4. Although it would be hard to produce a parallel figure of Olmsted, there is equally nothing in British planning history to parallel the twelve volume series of the Olmsted papers edited by Charles Capen McLaughlin of the American University in Washington DC and published by the John Hopkins University Press and the general research effort in the United States covering Olmsted's work
5. Galen Cranz, The Politics of Park Design: A History of Urban Parks in America, Cambridge, Mass., MIT Press, 1982
6. Hazel Conway, "The Manchester/Salford Parks: their design and development's", JGH, Vol 5, No 3 (1985), pp231-60. See also: Brent Elliot, "The Manchester/Salford Parks: two additional notes", JGH, Vol 6, No 2 91986), pp141-145. Manchester City Art Galleries have also organised an Exhibition on "Parks for the People: Manchester's Parks 1864-1926" at Wythenshawe Hall (23 to 4 October, 1987). A booklet is available.
7. Gunter Reinsch, "Wilhelm Benque and the Bremen Burgerpark", JGH, Vol 5, No 4 (1985), pp371-385
8. Reinsch, op cit, p371
9. Dieter Hennebo and Alfred Hoffman, "Die Bedeutung des Bremer Burgerparks", Gutachten fur den Burgerparkverein, unpublished, Hanover, Bad Homburg, (1969), p78: quoted in Reinsch, op cit., p384

ARTICLES

The Planning History of
Imo State, Nigeria

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Prior to colonial rule in what is now Imo State University of Nigeria, there were practically no urban centres. Rather, there was a proliferation of rural agricultural communities, some large and nucleated, others mere hamlets. The traditional unit of social and political organisation in the study area was simply the "village" or group of villages, to which community members owed immediate allegiance.

At a cursory glance one could dismiss the structure of these early settlements as devoid of rational planning, particularly in view of the absence of a chequer-board grid system of streets, with which most modern urban planners have become obsessed, and the lack of uniformity in the housing types. However, in the context of the socio-economic and technological development of these early settlers of the area, the settlement structure as manifested in the land-use patterns, could be said to be eminently rational. Most villages for example, were characterised (as many are still today) by a periodic market which was centrally located and to which each of the component villages was linked by a footpath. There were such other rationally located facilities as the village shrine, the village recreational square, defensive trenches, compound walls enclosing clusters of buildings and compound farms. It is out of such traditional settlements that the modern urban centres of Imo have emerged.

The inception of urbanisation and attendant urban planning process

In the colonization of the study area early in the 20th century, the colonial administration established a network of carefully selected logistic bases (Hodder and Ukwu, 1969, p. 141) which served both military and administrative purposes. By virtue of their newly acquired status, these centres, some of which formed the nuclei of urban centres, almost immediately began to harbour a small concentration of non-farm population (Okpara, 1980). Some were either functionaries of the colonial government or migrants engaged in tertiary service activity. For example in 19 the now majority of Aba had only 855 residents composed largely of the staff of colonial divisional administration (Uwa 1977, p11). Additionally, the colonial administration accorded township status to a number of highly nucleated rural settlements which in view of their morphology and functional characteristics seem more like service centres than 'towns' in the orthodox sense (see Okpara, 1986). Six third class and one second class townships were designated in what is now Imo State under the 1917 Township Ordinance (Mabogunje 1968, p112-113).

The emergence and rapid growth of these towns and townships was not accompanied by any articulate and co-ordinated urban development plans for their physical and social development. The colonial administration until the early 1940s de-emphasised town planning in order to discourage rural-urban migration. Nwaka (1980, p. 238) observes that planning in the prewar years hardly went beyond the haphazard enforcement of a variety of sanitary regulations and ineffective land-use control measures. However, the perception of the colonial urban environment by erstwhile ruralites who found themselves in these new urban creations was that of a planned and well-ordered environment so different were they from the traditional rural communities of origin. The Colonial government achieved this structural difference by a number of planning devices notably the segregation of European residential areas from purely African quarters.

Characterised by a very low housing and population density the European quarter was generally designated a "noiseless" zone featuring detached single family housing. This contrasted with the high population and housing densities associated with the rooming houses or tenement buildings that were elements of the urban landscape in the African areas. In such areas, basic infrastructural facilities were provided. They included a centrally located urban daily market that invariably constituted the central business district (CBD), a general hospital, a general post office, a police station and a prison-yard. There was also a government field which was a plain recreational space used among other purposes for the celebration of such colonial events as the British "Empire Day" with parades and sports activities. In order to meet the needs of the expatriate members of the urban population, the typical colonial urban centre in Imo State also made provision for some unique facilities for the exclusive benefit of their European staff. These included recreation clubs, golf clubs, tennis courts, swimming pools, etc.

Apart from the two types of residential land use (European and African) so far outlined, provision was also made for a European-dominated commercial sector that constituted the channel through which locally produced primary products were exported and foreign commodities of secondary manufacturing imported. Though the foregoing characterisation was true for most of the early European-induced towns, the structure was more developed and complete in some towns than in others. For example, Aba which became linked to the Port-Harcourt-Enugu railway line constructed between 1914 and 1916, by virtue of its proximity to Port Harcourt, the major eastern seaport of the country, witnessed in due course the establishment of numerous specialised capital-intensive trading stores such as those of the United Africa Company (UAC), Patterson Zochonis (PZ), Union Trading Company (UTC), G B Ollivant (GBO), etc. All these were located along the major road leading from Aba to Owerri as an integral part of a more extensive central business district.

The planning perspective changed in 1940 when the British Parliament set up the Colonial Welfare and Development Fund with a remit to aid schemes for the social and economic development of the colonies. The Resident Minister in West Africa appointed a team of advisory town planning staff in 1943 led by Maxwell Fry. In a paper of 1946, "Town Planning in West Africa", he describes the sorry state of affairs which greeted him. An illustrative case may be given as the situation which Maxwell Fry and Betty Benson met in Onitsha in 1945. Onitsha in neighbouring Anambra State and Aba in Imo State had become second class townships among 16 others in the country in 1919 in consequence of the colonial government's township ordinance of 1917. By virtue of their new status these centres qualified in principle for physical planning attention, though implementation depended on the strategic and functional importance of the respective townships, as well as on their envisaged growth prospects. Thus the commercial depots of Onitsha, Aba, Umuahia and Owerri received relatively greater planning attention (albeit inadequate) than the other centres.

In Onitsha, for example, various planning, or rather, improvement schemes had been prepared piecemeal at different dates between the end of World War I and 1944. They had been prepared by duly appointed planning officers working in close collaboration with the Onitsha Town Native Authority, and implemented on behalf of the major functional arm of the Native Authority by the colonial Public Works Department (PWD). A system of surface water drainage for the main streets of the town was constructed in 1925; an area of Crown Land south of Otumoye Creek laid out in 1933 and the plots therein leased to tenants at a rent of £1.00 (one pound sterling) per annum; the Modebe Estate was equally laid out in 1938; and an 'overflow' market designated in 1942 (Fry and Benson, 1945). The Onitsha Native Authority as an agency of urban development controlled all building construction under the Onitsha Town Native Authority Building Rules of 1944. These were based on the Townships (Eastern Provinces) Building Rules, 1943 and 1944. As there were no provisions for government-owned housing estates, leasees built their own houses to a standard plan (largely tenement buildings) supplied by the Native Authority.

The planning procedure had created a number of problems which Fry and his team identified as: overcrowding; lack of co-ordinated road system with consequent difficulties in providing surface water drainage; haphazard location of houses and workshops along narrow meandering lanes; inadequate public utility services; and lack of open spaces and recreational grounds (Fry and Benson, *op. cit.*, p. 2).

Fry sought to correct the wrongs of the past by preparing a 'flexible' master plan in the framework of a number of integrated neighbourhood units served by the community centres. Fry utilised public participation in his planning approach. He not only involved the top expatriate functionaries of the colonial administration in the review of his plan proposals but also the top officials of the foreign-owned commercial firms based in Onitsha, as well as the traditional ruler and a cross-section of the local elite

(District Office, 1945).

Operationally, Fry conceived a planning area (of 53,000 inhabitants) in which there was to be development control. He also put forward a number of redesign proposals in respect to existing urban forms. Some of the proposals were aimed at the elimination of bends on the township road system; widening of roads to specific standards; and extension of existing markets. There was for example, the recommendation to eliminate "the very dangerous acute-angle junction at the point where the Awka and Enugu roads fork", as well as to close a number of redundant roads. Similarly, provision was made for new market sites as at the Modebe Estate, car and lorry parks, open spaces and property redevelopment in areas that were fast degenerating into slums.

Other examples of this relatively enlightened postwar planning approach were undertaken in Owerri and Umuahia by J D Tetlow, and in Aba (as for Onitsha in Anambra State) by Maxwell Fry and Betty Benson (Nwaka, *op. cit.*, pp. 239). It is noteworthy that these three towns which received some initial advantage in the colonial era have ever since been the greatest recipients of planning attention even in the post colonial period. Today, they not only have the best array of urban infrastructure (no matter how inadequate), but they are the three most commercially viable towns in the study area.

In Owerri, Tetlow found nothing comparable to the piecemeal prewar improvements which Fry had met in Onitsha. However, some ad hoc, equally un-coordinated physical planning measures had been undertaken by the staff of the Colonial District Office headed by Captain H M Douglas. For example, Douglas began the development of the nucleus of what today constitutes the government station, Owerri, on land purchased from the local chief by Colonel Gallway of the Arochukwu expeditionary force of 1902. On the crown land, Capt Douglas built among other structures what is today a Historic 'Douglas House' ... a prefabricated wooden house erected by artisans from Sierra Leone and Ghana. In 1905 he chose a site for, and established the Government School, Owerri. He also opened up track routes within the town and opened others to connect surrounding villages. Apart from these early measures a planning vacuum was evident when Tetlow arrived in Owerri in 1945. His approach was the usual survey-analysis-outline plan technique (Tetlow, 1946, p. 20). Specifically, he took an aerial photograph of the town, which was later taken back to Ghana (then Gold Coast) and used as the basis for preparing a plan under the Town and Country Planning Ordinance, Nigeria of 1946 (Ola, 1977, p. 25).

Schemes such as this invariably set up a chequer-board or grid pattern the streets, the introduction of which no doubt, had a salutary effect on the morphology of the new towns of Imo State. Commercial and or residential housing were developed sequentially at fairly regular intervals along such streets, some of which had lamps provided along them. This exercise in the favoured towns, for example, made for a certain amount of 'order' in urban housing development in contrast to the jumble of houses along haphazardly arranged

streets which characterised the townscape in some parts of the country that had an urban tradition before the advent of colonial rule (Okpara, 1980, pp. 43-44).

Chance events and the development of Owerri

Between the years 1953 and 1963, the pioneering efforts of the Shell D'Arcy Exploration Company in the field of mineral oil prospecting in the Owerri area led to the establishment of the company's headquarters in Owerri. Though short-lived, this gave tremendous filip to the urban development process. In order to provide housing for the top cadre of its staff, the company established what may be described as the first high-class, low-density residential estate outside the Owerri nucleus, in the north-west corner of the town, and named it 'Shell Camp'. It featured single-family bungalows of uniform size and design, paved streets, street lighting, hedges, gardens, modern water services, and soak-away pit sewage system. The area contrasted sharply with the unattractive densely populated urban nucleus with untarred roads, pit or bucket system latrines and houses built of mud and wattle. In 1963, while the 'Shell Camp' remained as part and parcel of the Owerri urban landscape, the Shell D'Arcy Exploration Company that set it up, shifted base farther south to Port Harcourt. This was occasioned by the failure of the company to strike oil at its prospecting site at Ihou near Owerri.

Udeogu (1977, p.4) observes that for about three decades the road plan prepared for Owerri by Tetlow hardly developed beyond boggy earth roads and footpaths. However, the political decision which saw the creation of Imo State in 1976 was to have far-reaching urban planning implications for the hitherto small provincial town of Owerri which became the capital of the new state. Almost immediately, government took more interest in the planned development of the city. This was due to the commissioning of an urban master plan for the physical and social development of Owerri as a twin city (Galantay, 1978, pp. 176-177).

The one was composed of the Old Owerri where most residential development had hitherto taken place along the network of streets proposed in 1948 by Mr Tetlow. In 1976 therefore, nothing new of fascinating could be effectively superimposed on the existing urban structure, hence the concept of a new Owerri in the direction where physical development had lagged considerably behind over the years. Thus, a relatively virgin territory on the southern banks of Nwaorie and Otamiri rivers in Owerri was designated New Owerri. A population of 300,000 people was projected for the twin city about the year 2000 (Fingerhuth and Partners, 1976). The sluggish growth of Owerri up to 1976 became something of advantage for planning purposes. Large expanses of underdeveloped land were available in many areas for ordered development. Furthermore, there was no problem of 'sprawl' to contend with.

For the purpose of implementing the Owerri Master Plan, government also set up by Edict 2 of 1978 the Owerri Capital Development Authority (OCDA). It was to oversee the

implementation and review of the masterplan, undertake infrastructure provision as well as development control (Galantay, op. cit. p. 383). The Authority has jurisdiction within an area of 13 kilometre radius from about the centre of the town. The total area covered is approximately 73 sq. km. The OCDA has played a major role in the structured development of the new capital. It has, for example, used its powers under the edict to prevent residential development in unauthorised areas such as vulnerable stream banks in the town.

Other salutary institutional planning decisions include the setting up of an Open Spaces Development Commission, and a Housing Corporation. The former overseas land designated on town plans as 'open spaces' by planting trees on them, providing recreational facilities, and ensuring that such land does not become appropriated by land speculators. The Housing Corporation has aided urban development by building a wide range of housing types on public estates for rent or outright sale to persons who can afford them. The efforts of the Housing Corporation and those of many private developers have resulted on the rapid expansion of the housing stock particularly in the low density areas for medium- and high-income people while creating a serious problem of housing shortage for the low-income urban residents.

Current Strategies

Since the creation of Imo State in 1976 efforts have been made to redress past neglect and to give structured development of towns the emphasis it deserves. Apart from the grandiose Owerri Master Plan government has approved urban master plans for a number of key urban centres. These include Aba, Afikpo, Arochuku, Umuahia, Okigwe and Orlu. However, the implementation of these other master plans has not been pursued with any action anywhere close to the vigour with which the Owerri master plan is being executed. Whereas the Owerri master plan is being executed by an independent statutory body created by an edict in 1978, the implementation of the master plans for the various other towns still remains the responsibility of local planning authorities which are mere arms of the State Ministry of Lands, Survey and Urban Development and at best do no more than create subdivisions for residential purposes, and reserve land for government facilities, under the provisions of the (still-valid) Town and Country Planning Law of 1946.

The most recent institutional action is the selection of 34 rural settlements as growth points. These have earmarked as potential targets of investment in the government's rural industrialisation programme. The 34 proposed growth centres include some of the headquarters of the 21 local government areas in the state. For all the prospective growth centres, urban development master plans have been formulated to provide a guide to their physical, economic and social development. The plans have provision for co-ordinated use of available land for residential, commercial, industrial and all relevant infrastructural development. It is envisaged by policy makers that the extension of a 'planned' environment with basic infrastructure to rural areas will bring about

balanced development as well as stem the tide of rural-to-urban migration to the much older urban centres in the state. Thus, it is believed in Imo State as elsewhere that concentration of investment in favoured locations will create centres to which labour, raw materials and foodstuffs are drawn, and from which capital techniques and skills are diffused to an ever-widening area. The famed growth centre theory of yesteryear (Perroux, 1955; Darwent, 1969; Moseley, 1974, etc) has been made the cornerstone of the current regional development policy of the Imo State Government. This paper does not discuss the merits and demerits of the theory per se since it is not an objective of the article. However, for criticisms of the theory one may see Conroy (1973); and Gilbert, (1975).

As Faniran (1978) points out, although there are planning authorities in many of our urban centres, their influence is very limited, since to a very large extent people still build their houses as and where they please. Many layouts and plans submitted to the planning authorities are paper documents which are hardly transferable to the ground. He observes that a major reason for this situation is the land tenure system whereby right over much of the land is vested in individuals, families, or communities who more often than not are ill-disposed to surrender their land for public use without a considerable amount of compensation. This bottleneck was eventually tackled by the introduction of the Land Use Decrees, No 6 of 1978, akin to the colonial Public Land Acquisition Ordinance, 1917 (Ola, op. cit.). The 1978 decree provided inter alia, that all the land comprising the territory of each state in Nigeria shall be vested in the Military Governor of that State who shall hold it in trust and administer it for the benefit of all Nigerians. Furthermore, the Military Governor shall declare as 'urban areas' certain sections of the state with the rest of the state being regarded as rural regions, and while he controls and manages all urban land, the rural areas shall be controlled and managed by the Local Government within whose jurisdiction such rural areas lie (cf Igbozurkie, 1980, p.12).

The decree though not applied to the letter, has had salutary effect on the urban planning process. It has for example, enabled the government to acquire with greater ease much needed land for urban development, as well as contributing an added legal framework on which government proposes to make operational its growth centre strategy. This is by virtue of the Land Use Decree conferring on government the power to constitute into urban status some areas which manifested important signs of turning into cities in the foreseeable future.

In most developing countries it is one thing to design master plans for urban and regional development, and quite another thing to successfully implement such plans. In our present context, the limitation imposed by finance and manpower shortage are indeed obvious. Another major problem or question is how hitch-free urban master-plans could be integrated into or superimposed successfully on the existing rural landscape (comprising farmlands, rural housing and

settlement patterns) of the 34 growth centres which are located in a region generally typified by an unfavourable man/land ratio.

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