



ARCH 322

PRINCIPLES OF PLANNING I

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Planning Approach

Pragmatic Approach

- Planning as an activity that optimizes development under the existing rules
- Seeking to solve problems within the existing urban framework

Grander Ambition

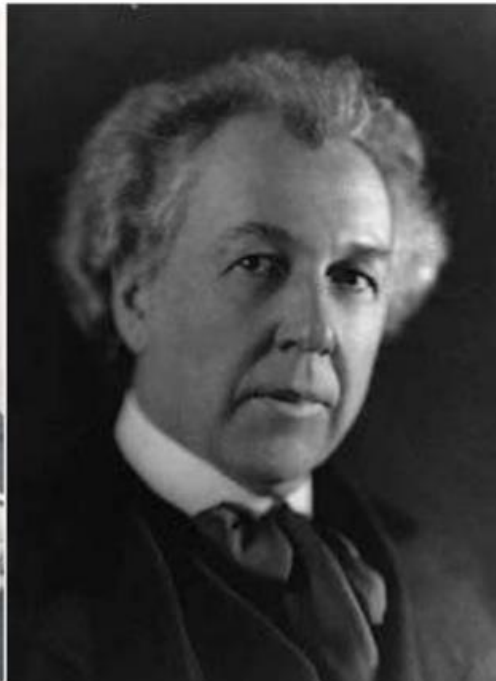
- Radical view: The proper role of planning as rewriting the rules
- Radical reconstruction of the cities would solve not just the urban crisis of their time but also the social crisis.
- Physical design as an active force
- Restructuring NOT Improvement

Idealists (1890-1930)

Ebenezer Howard, Frank Lloyd Wright, Le Corbusier



1850-1928



1867-1959



1887-1965

Idealists (1890-1930)

Ebenezer Howard, Frank Lloyd Wright, Le Corbusier



Concerns over architecture, urbanism, economics, and politics

The cities were never conceived of as blueprints for any actual project

→ **"ideal types" of cities for the future**

Designed to illustrate the **general principles**

"Here and now" – never any actual location, not any calendar day or year

Transformation of the **physical** environment:
the outward sign of an inner transformation in the **social** structure

Ebenezer Howard's Garden City

GARDEN CITY CONCEPT

- Given by Ebenezer Howard
- He analyzed the reason for people to move to cities or country sides.
- This concept attempts to reduce and solve social problems
- The garden city consist for different zones, street types and greenery
- The core in central park, surrounded by a commercial, cultural and administrative zone.
- To avoid problems which occurs in city expansion, the concept limits the city max population to 32000 people
- Thus new city has to be found in a reasonable distance of 7km. So the cities are well connected

Ebenezer Howard's Garden City

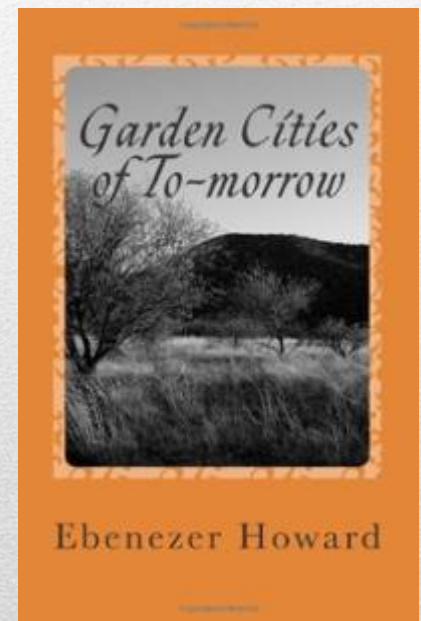
GARDEN CITY CONCEPT

- Garden city most potent planning model in western urban planning
- Created to solve urban and rural problems
- Source of many key planning ideas during 20th century

Ebenezer Howard's Garden City

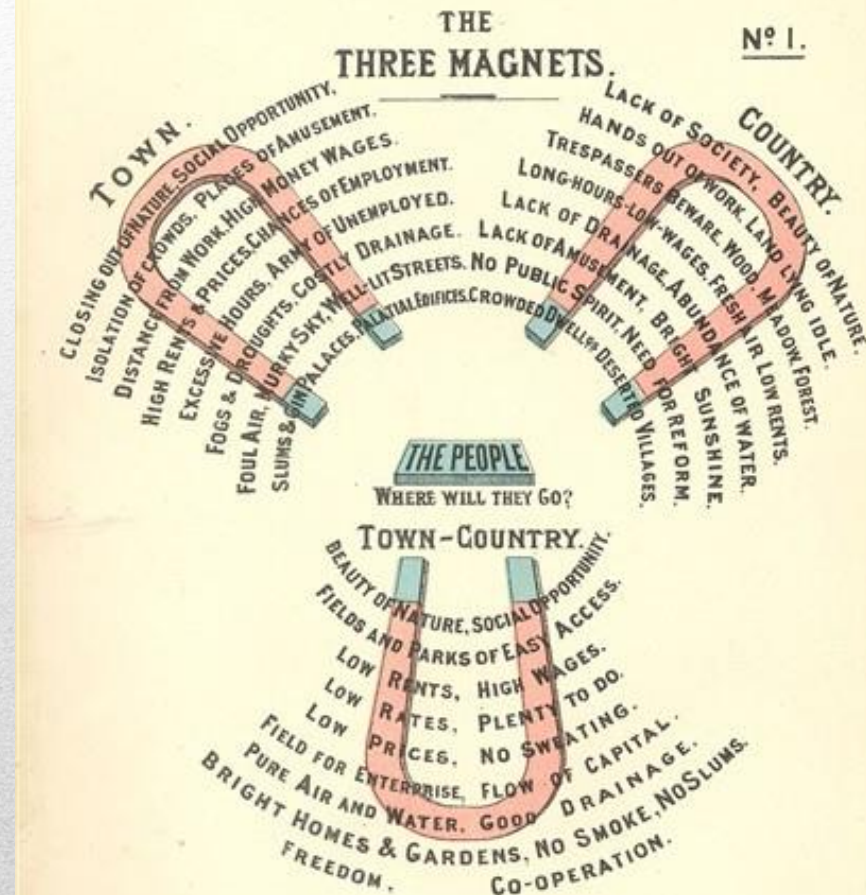
GARDEN CITY CONCEPT

- Howard wrote(1880) Tomorrow: A Peaceful path to social Reform.
- This work was reissued in 1902 as garden cities of tomorrow
- The founder of the English garden-city movement , which influenced through the world.
- This book offered a vision of towns free of slumps and enjoying the benefits of both town (such as opportunity, amusement and high wages) and country (such as beauty, fresh air and low rents)



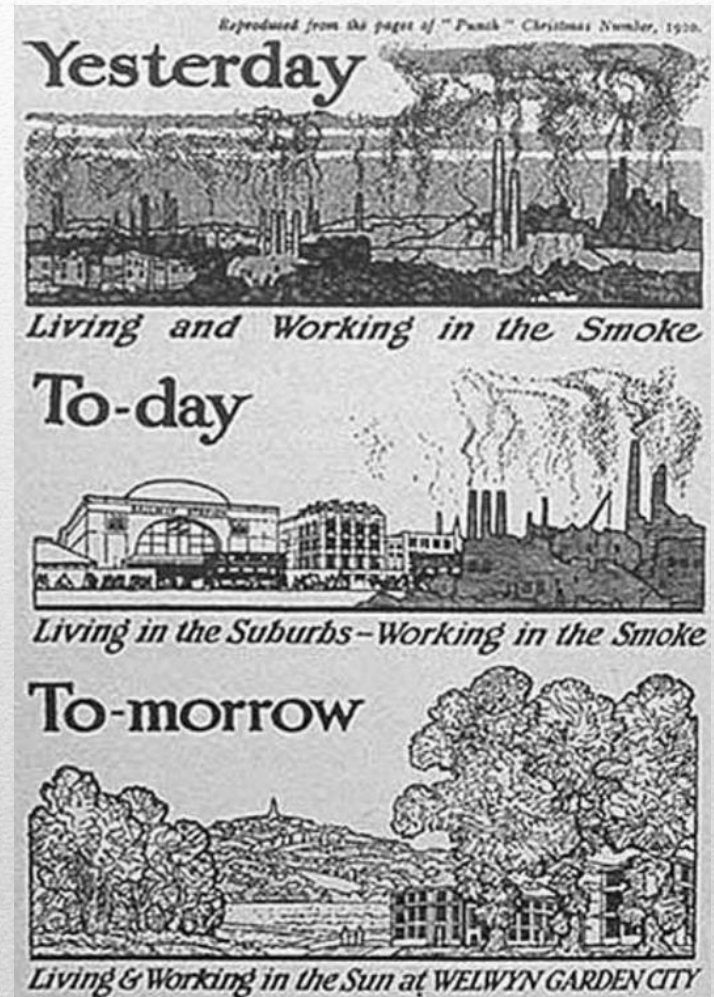
Garden City Concept

- Garden city – an impressive diagram of THE THREE MAGNETS namely the town magnet, country with their advantages and disadvantages and the third magnet with attractive features of both town and country life
- Naturally people preferred the third one namely garden city



Garden City - Self Sufficient Unit

- Ebenezer Howard – Town-Country Magnet
- Overcrowding an urban ill
- Cities attractive due to higher wages and social opportunities, recreation
- Hardship in cities – high rents, prices, long work hours, commuting distance, isolation and alienation, health hazards
- Rural life beautiful - offers land, fresh air, water, sunshine
- Rural less compelling – dull and lack of economic opportunities
- Combining features of urban and country life to achieve balanced lifestyles and best of both
- Self contained garden cities of 30,000 people around a larger central city
- Cities with higher wages, regular jobs and healthier environments



Ebenezer Howard's Garden City



THE HOW

Group of people (with commercial competence) would establish a limited-dividend company

Borrow money to establish a garden city in the countryside

Buy land in the country at rock bottom price

Get leading industrialists to move factories there, workers would move as well

Residents would build own houses

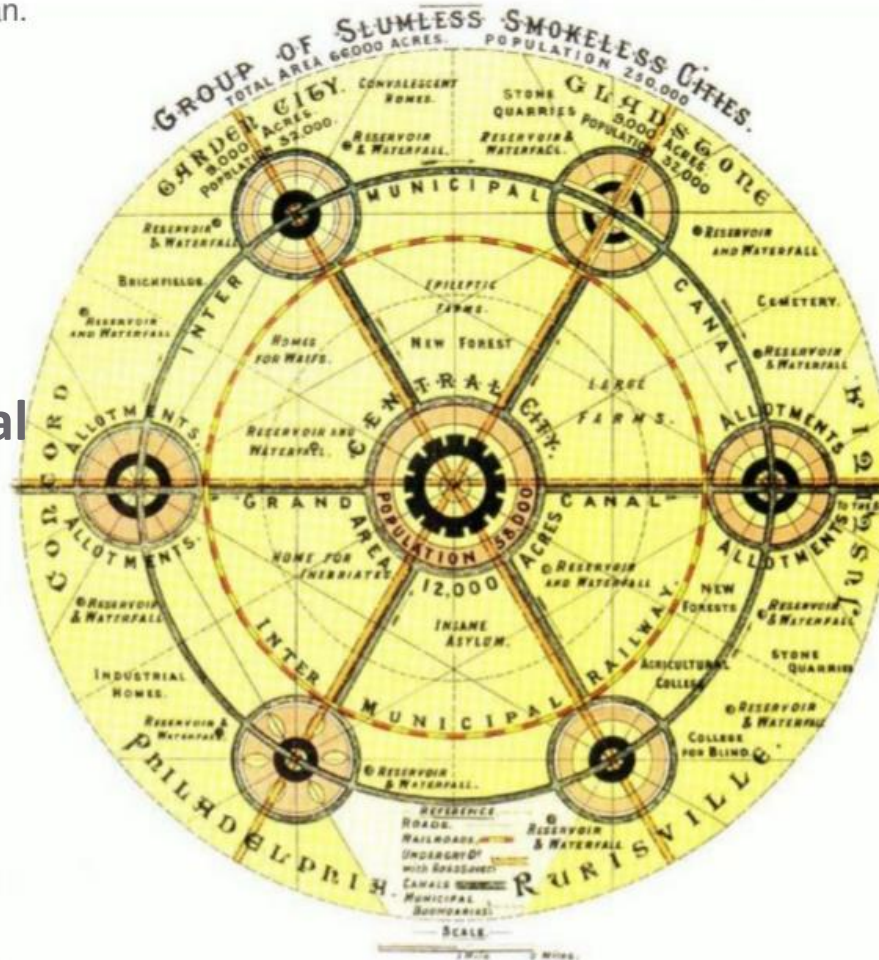
As more people moved out, the garden city would reach its limit, another would be started at a short distance away

Overtime, a vast planned agglomeration, within it, each garden city would offer a range of jobs and services and connected through rapid transit

Ebenezer Howard's Garden City

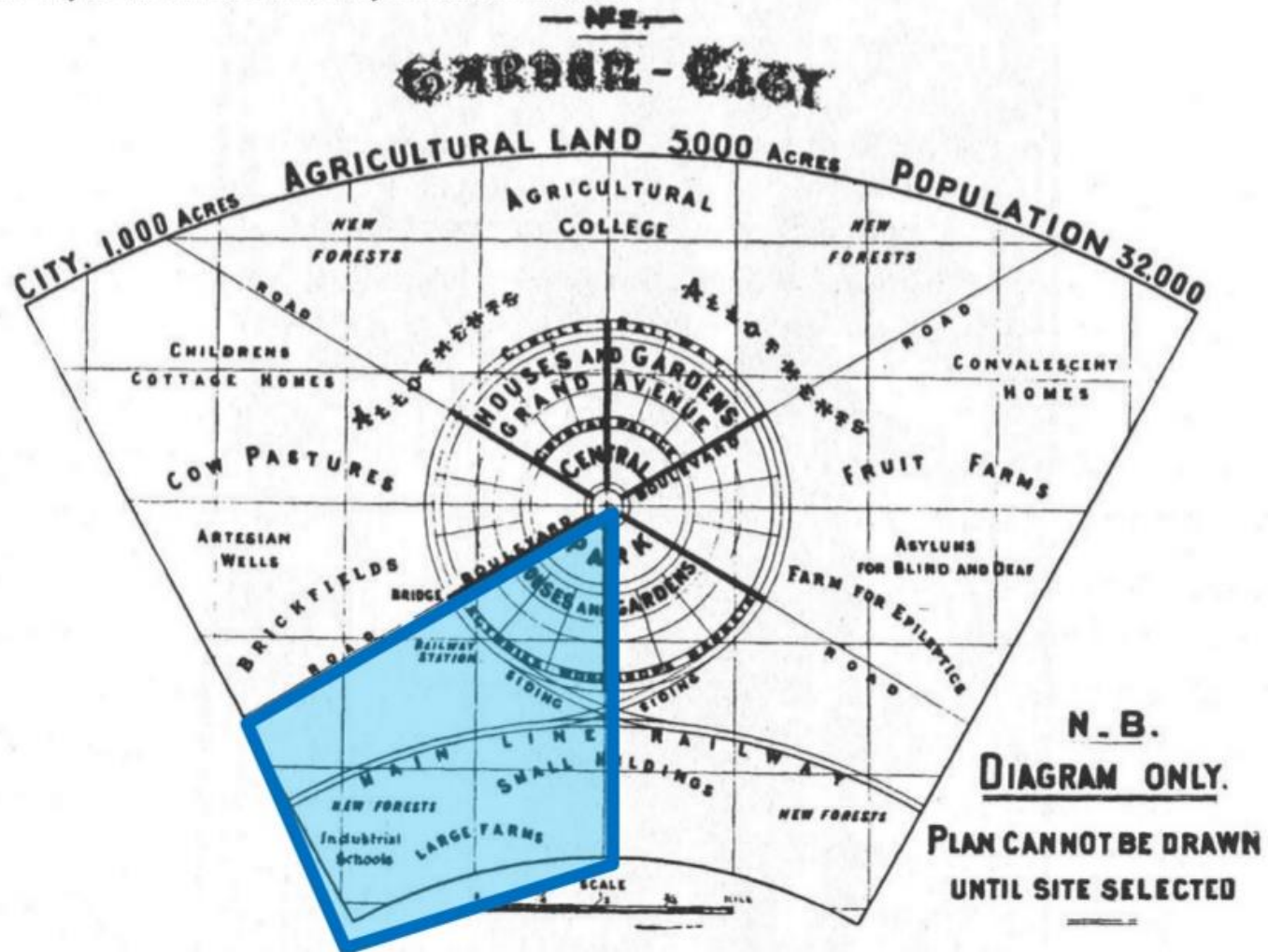
Town clusters, each town in the cluster being of different design from the others, yet the whole forming one large and well-thought-out plan.

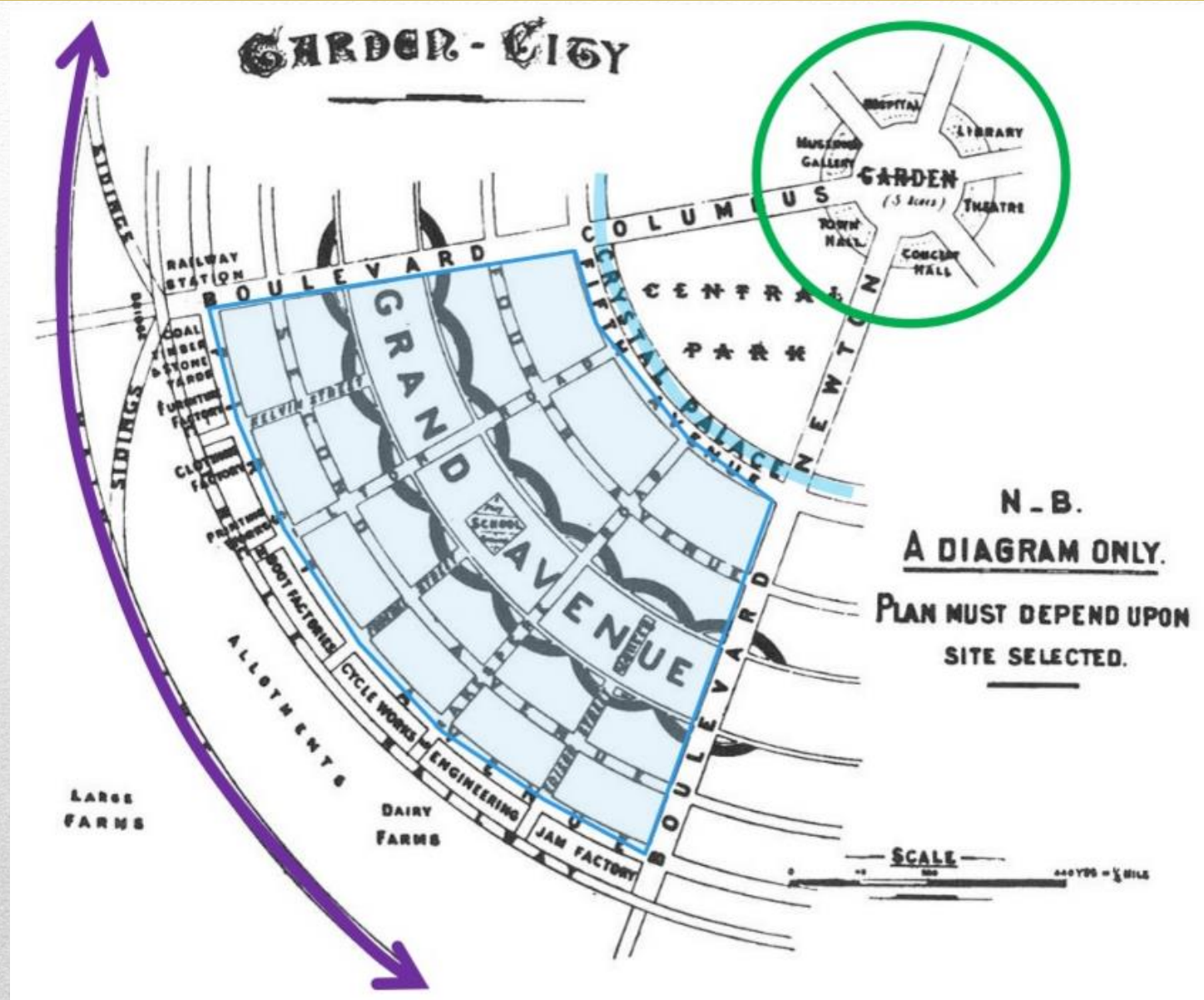
- Strong community
- Ordered development
- Environmental quality



Ebenezer Howard's Garden City

A vision of the city of the future, and a system of such cities





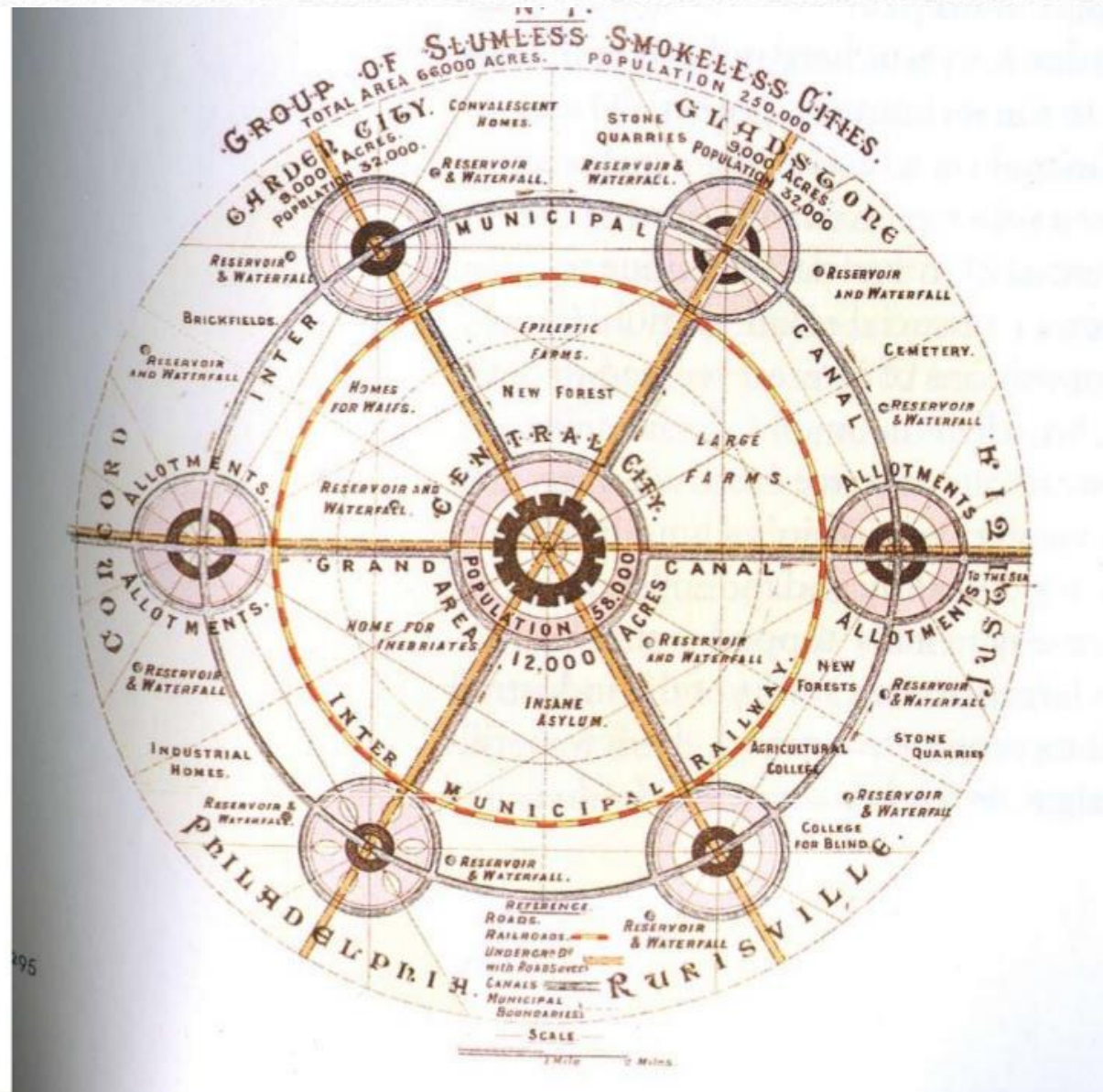
Ebenezer Howard's Garden City: Reorganization of the City

GARDEN CITY MOVEMENT

- Elements – zoning and greenbelts
- Zoning – division of land for different uses
- Green belts – 'buffer' zones between distinct land uses
- Housing and community facilities away from factory and manufacturing areas

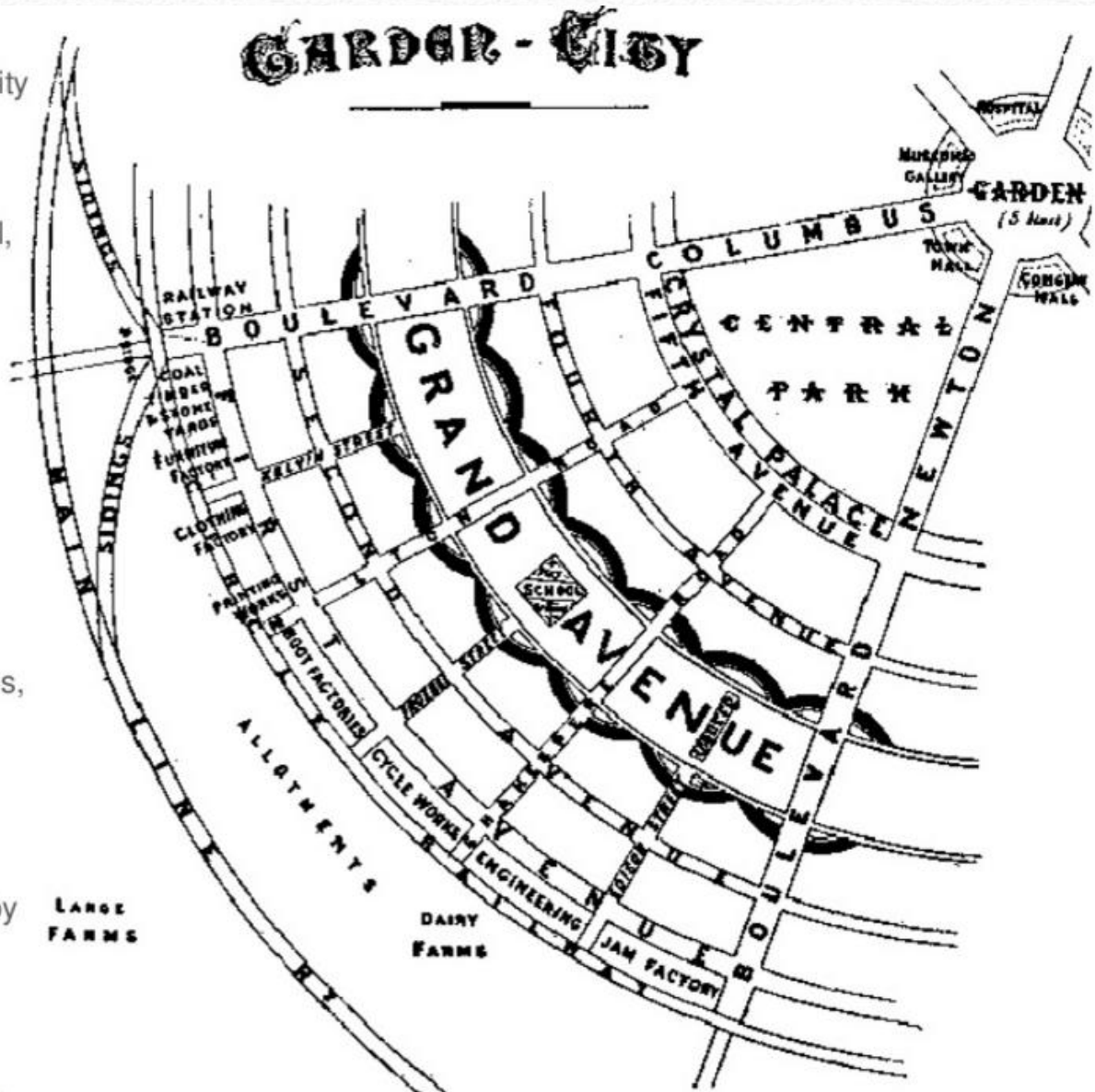
COMMUNITY PLANNING

- Traffic free housing areas
- Concept of the neighborhood unit



Green Machines - Industrial, Technical, Utopian

- Boulevards - 120 feet from center to periphery, dividing city into six parts
- Central garden with civic institutions around – town hall, library, theatre, museum, hospital
- Shopping area separated by green belt (central park) followed by housing
- Grand avenue occupied by schools and churches
- Outer ring comprised of factories, ware-houses, dairies, markets, coal yards
- Circled by the railway line
- Agriculture farm holdings beyond, ready market close by for the urban farmer
- City managed by citizens



Ebenezer Howard's Garden City

Less interested in physical forms than in social progress

Key Idea: Citizens would own the land in perpetuity within the garden cities

Based on local management and self-governance

Services would be provided by municipality or private contractors

People would build own homes with capital provided through building and other societies

CHALLENGES

Attracting industries

Getting capitalists to agree to a trust deed, transferring power progressively to the community

Became a device for preserving capitalism instead of a peaceful alternative

Letchworth Garden City

The first practical demonstration of Howard's concept (1903)

Conditions for the site:

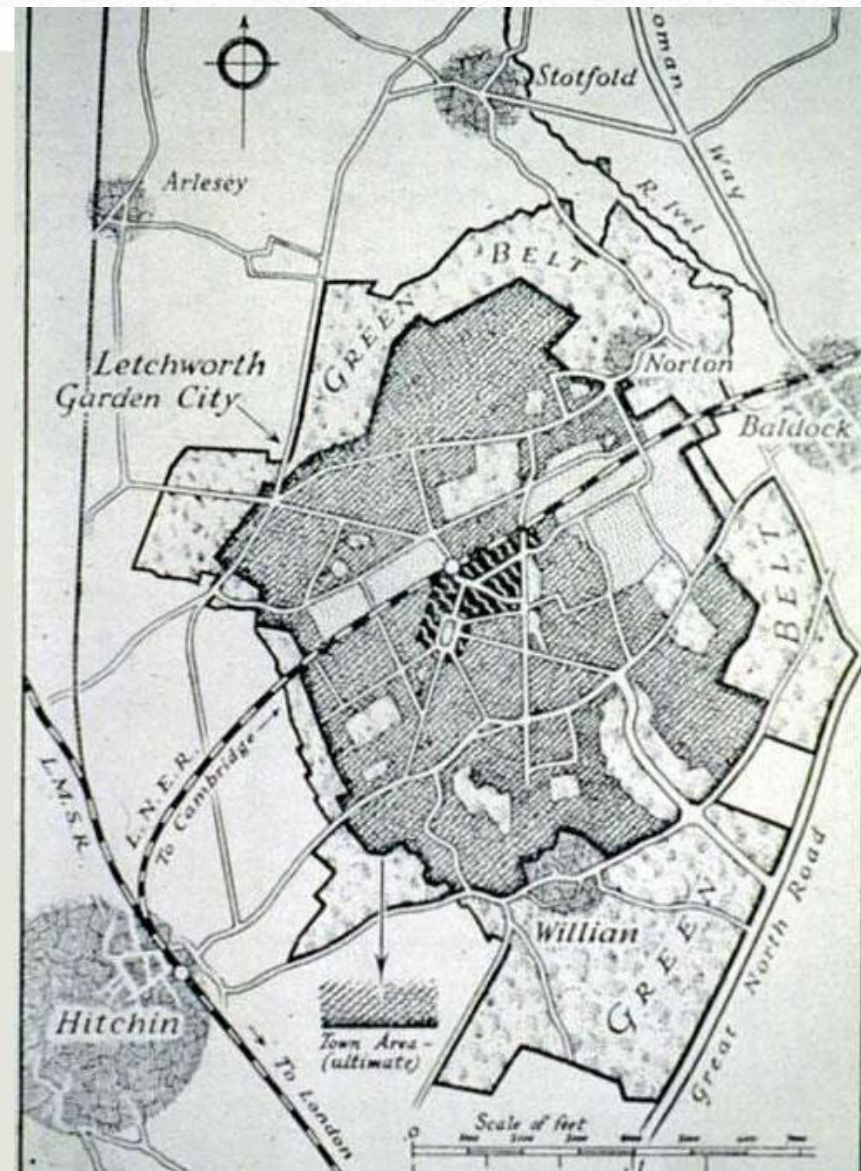
- Close to a big city
- Low land price
- Between 3,000-5,000 acres
- With good rail connections and a satisfactory water supply and good drainage

The Letchworth estate acquired in the summer of 1903 and the first Garden City Limited formed in September of that year, estate opens on Oct 9, 1903

Architect-planner, Raymont Unwin and Barry Parker, published their layout plan in 1904

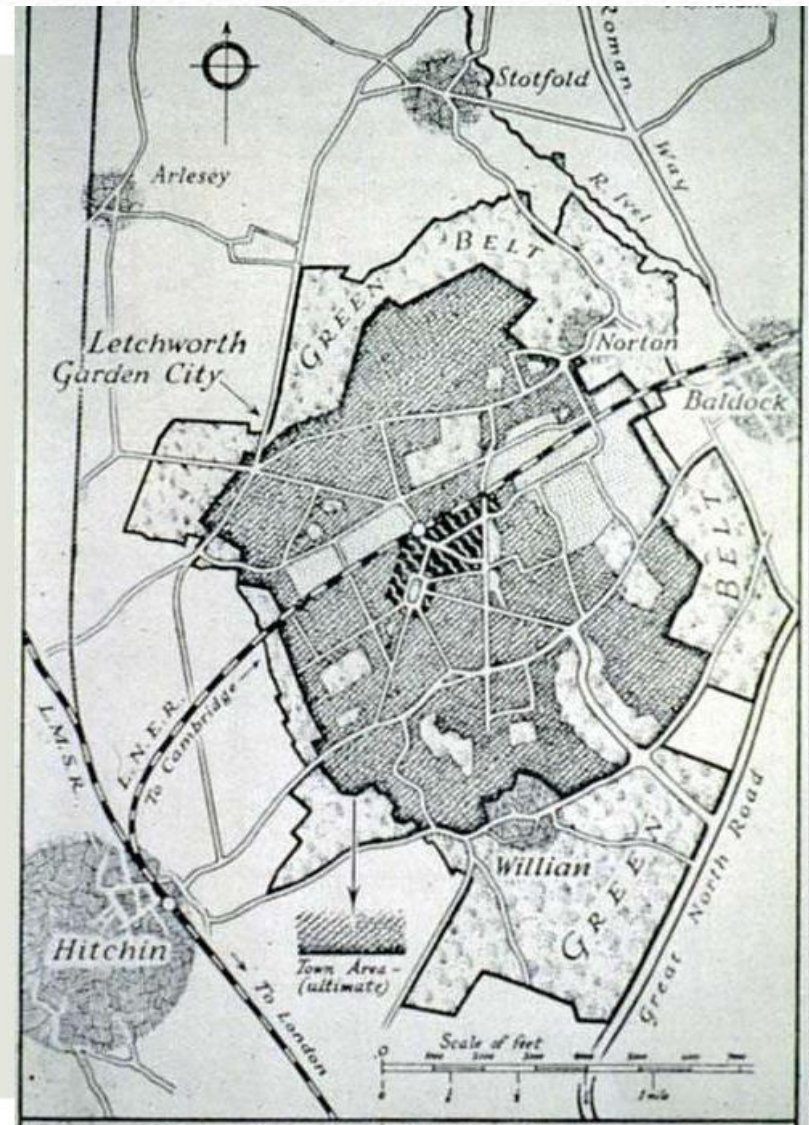
FORMAL DESIGN ELEMENTS:

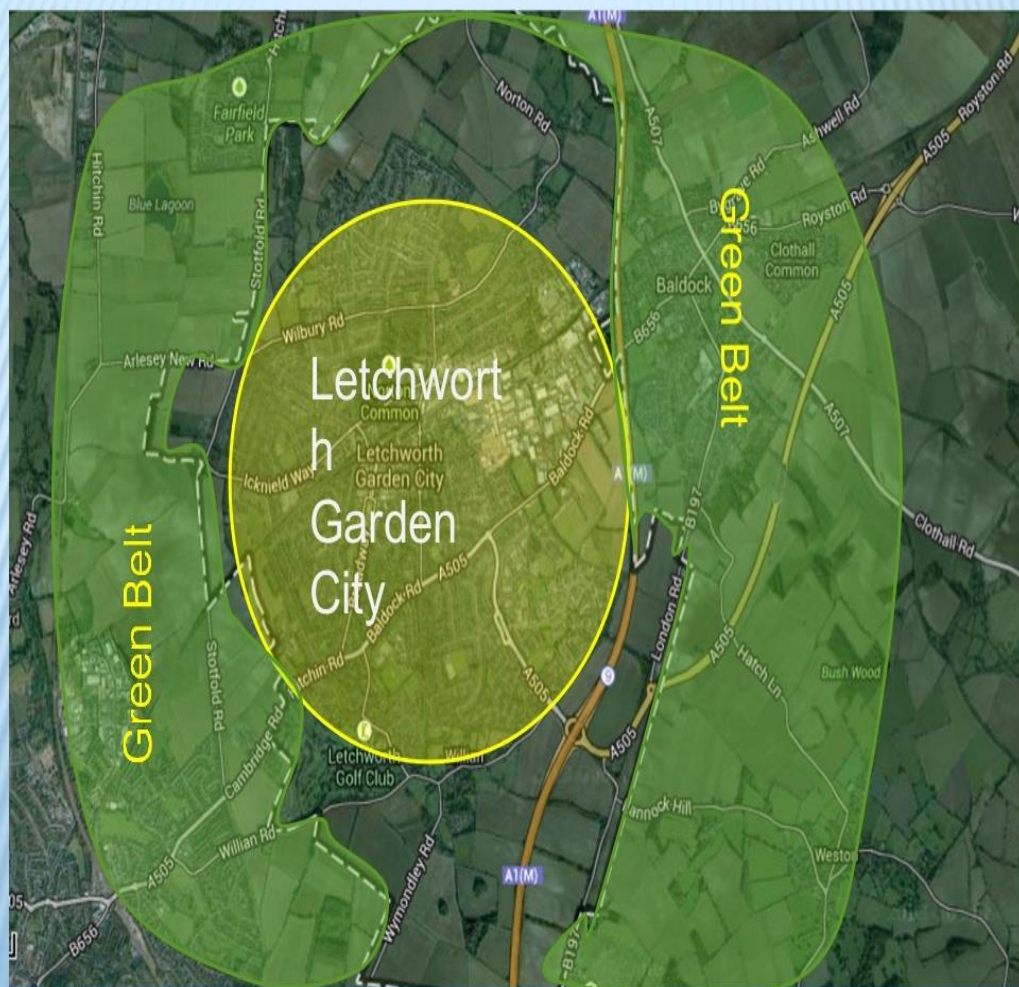
- Use of a grand axial layout
- The big central Town Square dominated by major municipal buildings
- Zoning of the land
- Condensed development in the city
- Green belt outer area
- Small size
- Connectivity with other cities/towns



OTHER ELEMENTS:

- Railway line bisected the site
- Industry in the center of the city





Letchworth Garden City, Hertfordshire, Great Britain



Letchworth Garden City, Hertfordshire, Great Britain



Town Center, Letchworth, Hertfordshire, Great Britain



Meadow Way, Letchworth, Hertfordshire, Great Britain



CORBUSIAN IDEAL CITY

MAIN GOALS

- Decongest the city centers
- Augment their density, better hygienic conditions
- Increase parks and open spaces
- Create efficient traffic flows
- Creating an egalitarian society through architecture
- Address core moral issue:
Architecture a symbol of inequity
and aesthetics a symbol of elitism

GENERAL IDEA

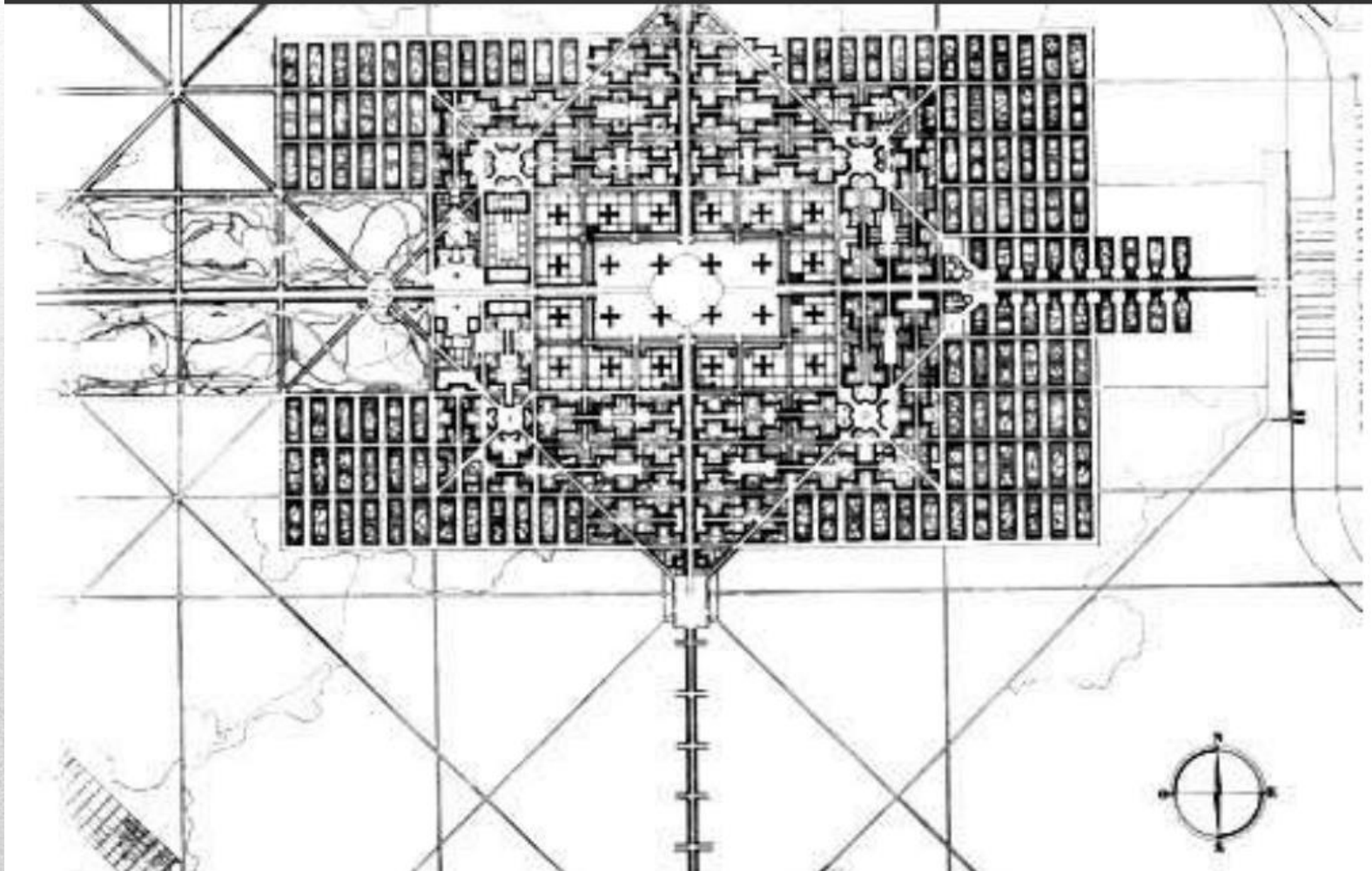
- Critiqued traditional physical structure of cities
- Utopian vision of modern city geared towards the car
- Not grounded in how people live, interact and enjoy cities
- Enamored with products of industrialization – car, mechanization, standardization
- House – a machine for living, city an extension of that

CORBUSIAN IDEAL CITY

RADIANT CITY IDEA

- Modern city functions along straight lines – sewers, tunnels, highways, traffic circulation
- Bare, efficient city – main purpose to carry traffic, gas, water, electric lines
- Towers on a rectangle grid surrounded by green space and joined by super highways
- Standardized super blocks using repetition, city as a technical civil engineering project
- Dense city center comprising business and residential towers, garden cities on the periphery
- Stress on functionality, no artistic tradition, people as cells
- No consideration of street as a public space or for social memory

CITY FOR 3 MILLION (1922)



CORBUSIAN IDEAL CITY

RADIANT CITY KEY ELEMENTS

1. Ordered hierarchical system for physical and social elements
 - Center skyscrapers intended for business and commercial activities, for the elites – 24 towers provide 400,000 – 600,000 jobs
 - The center of the cities are like an engine, covers 5% of the land surface, 95% left for open space
2. Residential areas – Two types
 - Six story luxury apartments for elites, 85% left for open space
 - Modest accommodation (garden apartments) for workers, 48% left for open space

CORBUSIAN IDEAL CITY

RADIANT CITY KEY ELEMENTS

3. Open space as the lungs of the city

- The towns of today can only increase in density at the expense of open spaces, which are the lungs of a city
- Must increase open spaces and diminish the distances to be covered
- City center must be constructed vertically

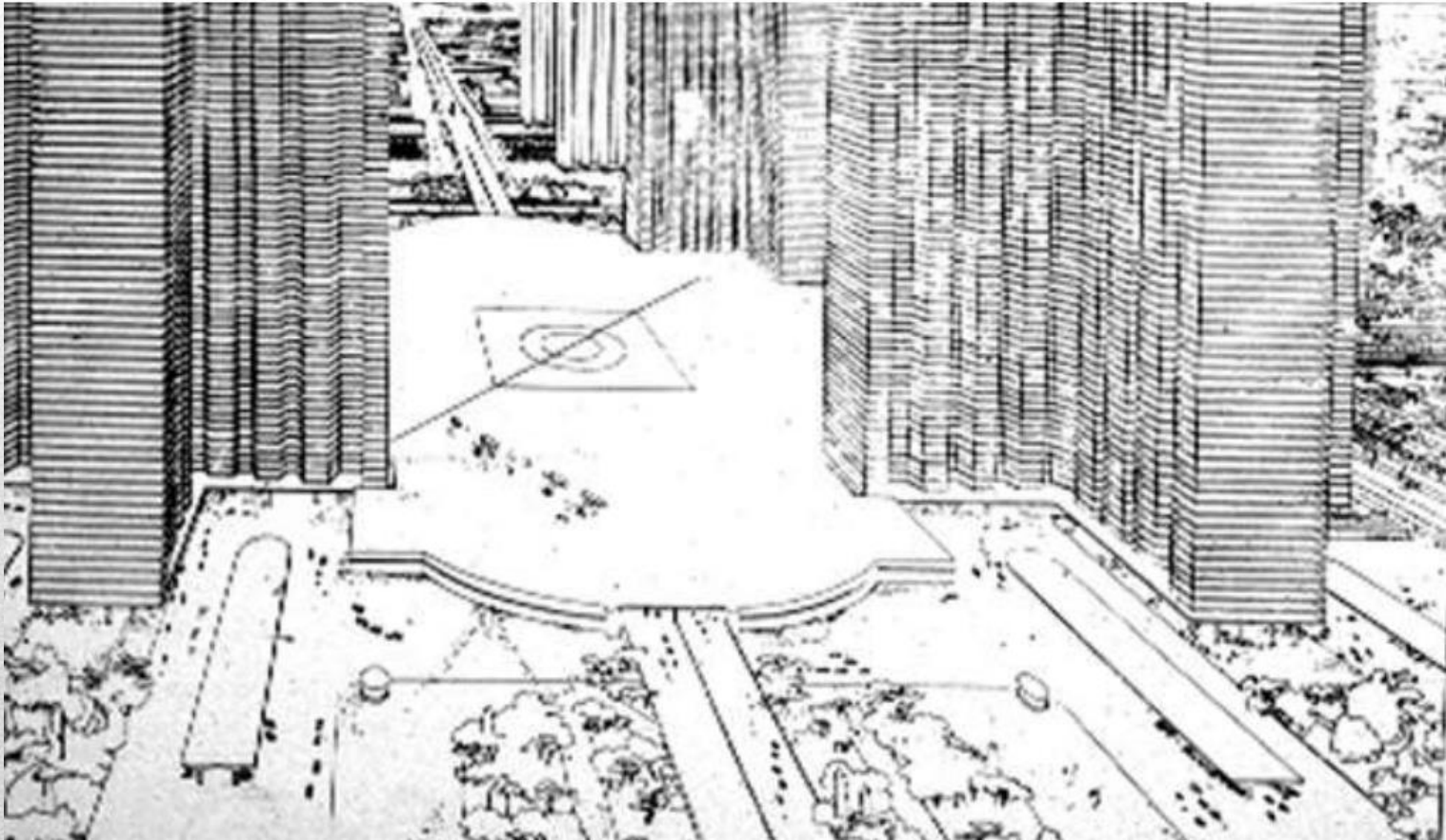
CORBUSIAN IDEAL CITY

RADIANT CITY KEY ELEMENTS

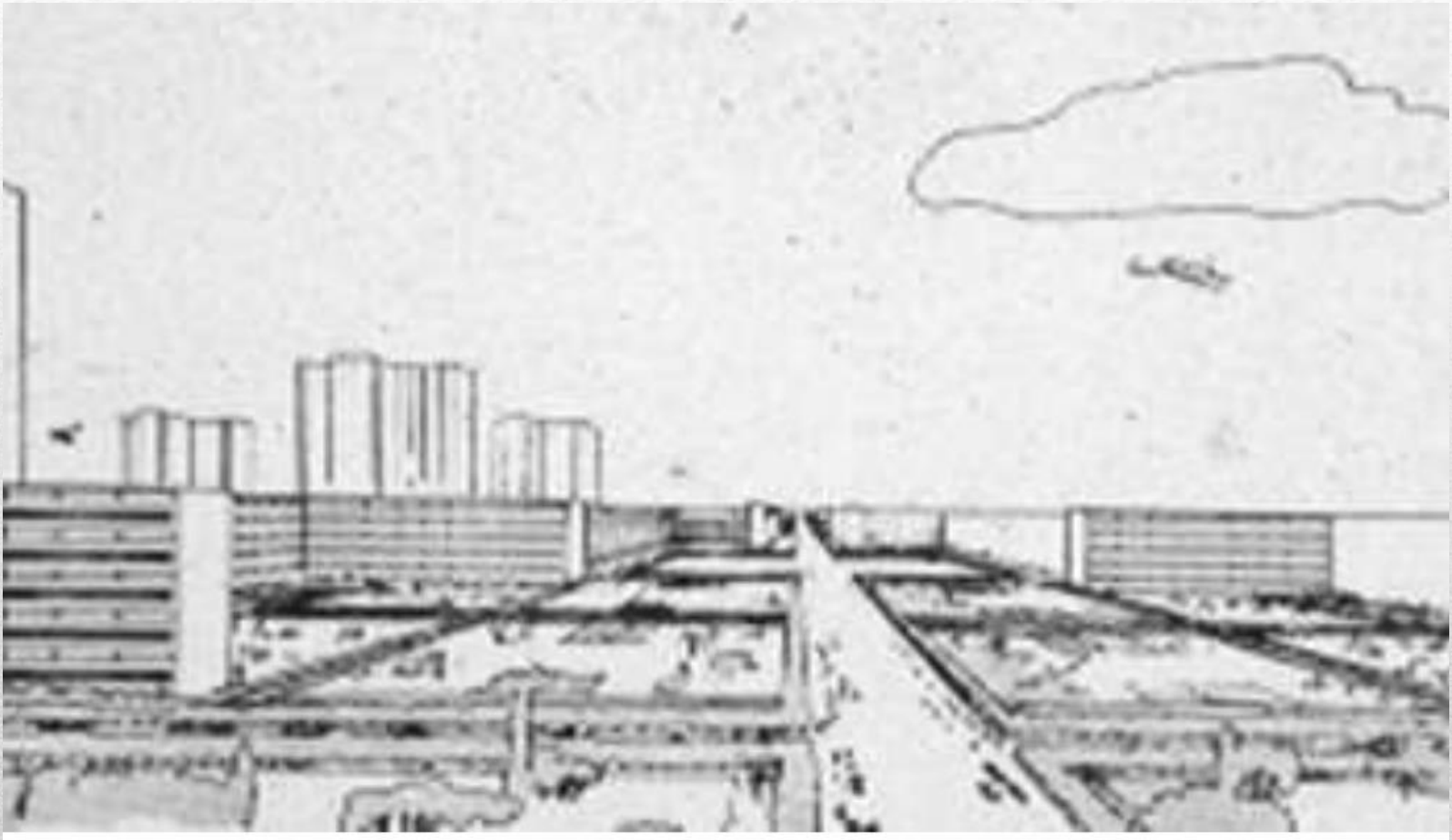
4. Traffic

- For heavy goods traffic – Below ground
- For lighter goods traffic – Ground level
- For faster traffic – Running north and south, east and west – Two great axes of the city
- Crossroads as an enemy of traffic – An average measure of about 400 yards (about 1/4 mile) as normal separation between streets, bus stops and stations
- ONLY station at the center of the city – the hub of the wheel, the best and natural place for it

Contemporary City



Contemporary City



Contemporary City

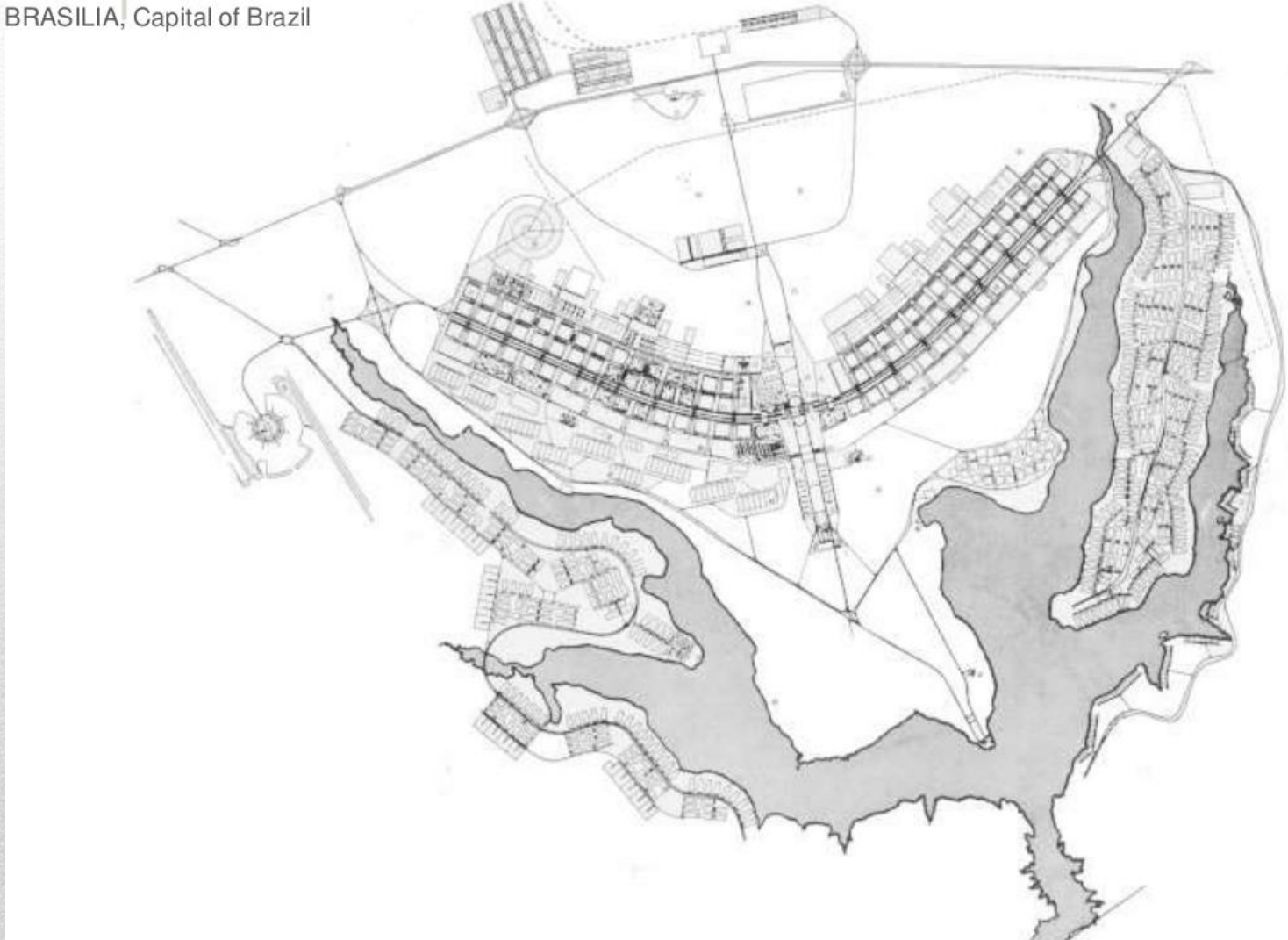


Public Housing



Public Housing

BRASILIA, Capital of Brazil



Le Corbusier Ideal City

Public Housing



Public Housing

BRASILIA



Le Corbusier Ideal City

Public Housing



Construction Phase, National Congress, BRASILIA

Built upon 20th century principles of urbanism as expressed by Le Corbusier
Applied to the scale of a capital city, only other example is Chandigarh, India



Central Monumental Axis, BRASILIA



Central Monumental Axis, BRASILIA





CORBUSIAN IDEAL CITY

CRITIQUES

- Abstract detached planning, theoretical top-down design
- Ill-informed about habits and traditions of people, disregard of real human needs
- No trust in the individual, triumph of reason and automobile, no respect for people
- No sensitivity to local contexts, not to human scale, gigantic at eye level
- Architect can create utopia but not without taking away individual freedom – centralized and controlled by designer, no input from people
- State often the driver: Nationalism, political aspirations, economic objectives, transportation goals.

Thank you for your attention...