

district centre. Districts are sub-divided into neighbourhoods with a neighbourhood centre. The neighbourhoods further divide into distinct housing areas, which in turn sub-divide into housing clusters, each composed of the basic unit or cell - the home of the nuclear family (Figure 5.7).

McKie's concept for 'cellular renewal' is a particularly good example of organic planning.¹⁷ He devised a model for restructuring streets and run-down neighbourhoods in inner-city areas. His suggestion was to replace comprehensive redevelopment, then the favoured tool for city restructuring, with a more sympathetic small-scale process of rehabilitation and regeneration. There was evidence, at the time McKie was working, to show that comprehensive redevelopment destroyed many vital communities in the process of renewing the physical structure. Cellular renewal depends for its success on a detailed survey of individual properties

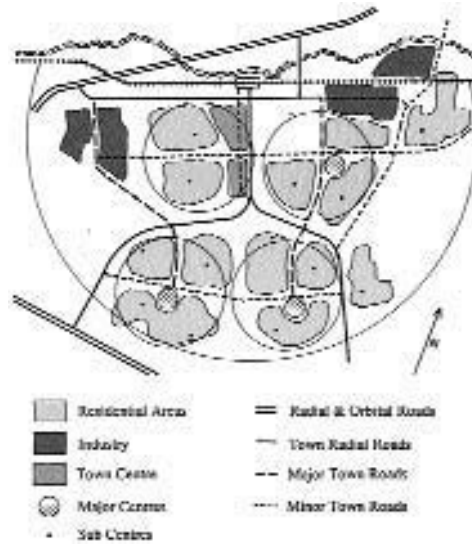


Figure 5.7 Harlow new town, structure diagram.

Figure 5.8 Cellular renewal.

Cells	1	2	3	4	5	6	7	8	9	10	11	12	Rating	Special notes
	Standard of amenities	Structural deficiency	Internal arrangement	Internal maintenance	Externalities/ social costs	Tenure	Household type/mobility	Household's perception of environmental deficiency	Social/kinship ties	Workplace ties	External amenity	Deficiency of effective demand for improved housing		
1	d	d	c	c	c	b	c	c	c	b	b	b	c	Small families in private lets
2	a	b	a	b	b	a	c	c	b	c	b	b	b	Small adult families, first time owner occupiers
3	c	c	c	d	c	d	d	c	d	a	b	c	c d	Mainly students
4	b	b	b	c	b	c	a	a	a	d	a	a	a b	Old people renting from local authority, improve?
5	a	a	a	b	b	c	c	d	c	c	b	b	a/c	Families anxious to move. Possible source of houses for internal relocation
6	c	b	b	c	c	b	a	a/b	a	d	a	a	a b	Older people in private lets. Improvement potential?
7														