

Wharf. Then the tactic was to build towards the north and south of the site (i.e. from the centre out). The first residential pod, Gateway Plaza, remains a relic of the previous plan.

The project as it has emerged, is very much part of New York and not nearly so much part of the global architectural scene as are La Défense and Lujiazui. Battery Park City has ended up being an all-of-a-piece urban design almost as rigidly controlled as Seaside but following very different design guidelines. It shows what can be accomplished, particularly in times of high demand for development, through carefully conceived urban design rather than *laissez-faire* planning. At the same time critics feel that the architecture's focus on the appearance of New York – on its visual aesthetic character – has led to a lack of the behaviour settings that characterize New York. It is also not the

type of architecture sought by the global economy. Yet, by all reports, it is well liked as a place to work by office workers and a place to live by its 25,000 residents. It is estimated to have cost \$US4 billion to create.

### Major references

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## CASE STUDY

### Paternoster Square, London, England, UK: a second go at an important urban precinct (1956–2003)

Paternoster Square is the only case study in this book where one new urban design project was demolished and replaced by another. The precinct's history highlights: (1) the necessity to take market conditions into consideration in designing complexes of buildings, (2) the danger of embracing a currently fashionable design paradigm that is inappropriate for dealing with the task at hand and (3) the impact of changing clients on the urban designing process. In addition, designing a complex adjacent to a major historical landmark raises a host of

deeply felt emotional concerns for a large dispersed community.

Sixteen years after the devastation of the area north of St Paul's Cathedral in the City of London by German bombing in 1942 during The Blitz, Sir William Holford prepared a proposal for the redevelopment of the precinct. The site stretches from St Paul's Cathedral to Newgate Street. Holford's scheme was a total urban design, Modernist in its layout and architecture. It was built between 1961 and 1967. The client was the Central Electricity Generating Board (CEGB)