

change, tenements more difficult and megastructures even more so. Factory buildings have been converted to many uses. The Ghirardelli Square and Clarke Quay are examples. Nowadays, many first generation suburban shopping malls (i.e. those built in the 1950s and 1960s) are being converted to a variety of other uses. They were efficient in serving their original purposes and they have proven to afford much in the way of conversions. Many will, however, be demolished. Bielefeld University (see Chapter 7) is operating very efficiently now in terms of movement patterns but how easy will it be to change without destroying its central idea. Urban designers need to recognize what efficiencies are necessary to support the way a city works and for whom they are necessary and for whom not. We need to think about how our work can be demolished!

The Segregation and Integration of Activities and People

Many of the generic ideas of the Modernists, when applied, have had disappointing results. Logical on paper, particularly at the beginning of the twentieth century in dealing with the industrial city, the segregation of uses tends to create dull environments. The dullness also arises from the simplicity of layouts and architectural forms heralded as part of the 'new machine age'. Pruitt-Igoe and Holford's Paternoster Square were reputedly dull physical environments. The response has been to advocate mixed-use environments.

The questions today and for the future are: 'What do we mean by mixed-uses?' 'How mixed should mixed-uses be?' And 'Are we talking about mixed-uses everywhere?' While areas of cities devoted to only one building type in terms of activities can be dull, the City or Canary Wharf in London and the Wall Street area of New York (see Figure 11.5), while deserted during the weekend, do hum during the working day. The argument against such single-use commercial areas is that they create inefficiencies in the use of transportation facilities. The argument against large single-use residential areas, whether they are single family detached homes or monolithic blocks of apartments, is that they provide poor educative environments for young children and adolescents have nothing to do. Teenagers are thus tempted to engage in antisocial behaviour for excitement. Yet few people want to live in constantly active places. Thus questions arise about what makes a good mix of experiences for children and how does one translate such a position into built form? What makes a lively business area? Maybe an efficient (and pleasant) business area is indeed one that empties after hours. There are other similar issues.

How integrated and segregated should the uses along streets be? The evidence from what are generally regarded as 'great streets' is that they should have a unity of uses and setback on both sides (see A. Jacobs, 1993). The rule of thumb is to make blocks (i.e. both sides of a street) have the same uses (e.g. single family detached homes or retail shop fronts). In doing so the potential for the development of 'face-block' communities is created provided the streets are not heavily trafficked. How use-segregated should individual buildings be? In Berlin 20% of commercial buildings should be residential to provide for the natural surveillance